



FOR LEASE | INDUSTRIAL SPACE

\$12.50/RSF MG

5440 Marshall Street / Unit 1, Arvada, CO 80002



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

G. Norman (Bud) Wilkinson
bud@evergreencommercial.net
303.838.2000 x107

Office / Summary



OFFERING SUMMARY

Available SF:	2,580
Lease Rate:	\$12.50/RSF MG
Year Built:	1984
Market:	Denver
Submarket:	Northwest Denver Industrial

PROPERTY OVERVIEW

\$12.500 / RSF MG

LOCATION OVERVIEW

Warehouse / Industrial just off I-70 at Wadsworth Blvd.
Nice offices and working areas on two floors.
720 sf of warehouse space with 14' overhead door and additional work rooms.
Ample parking with front and rear access.

Additional Photos



Additional Photos



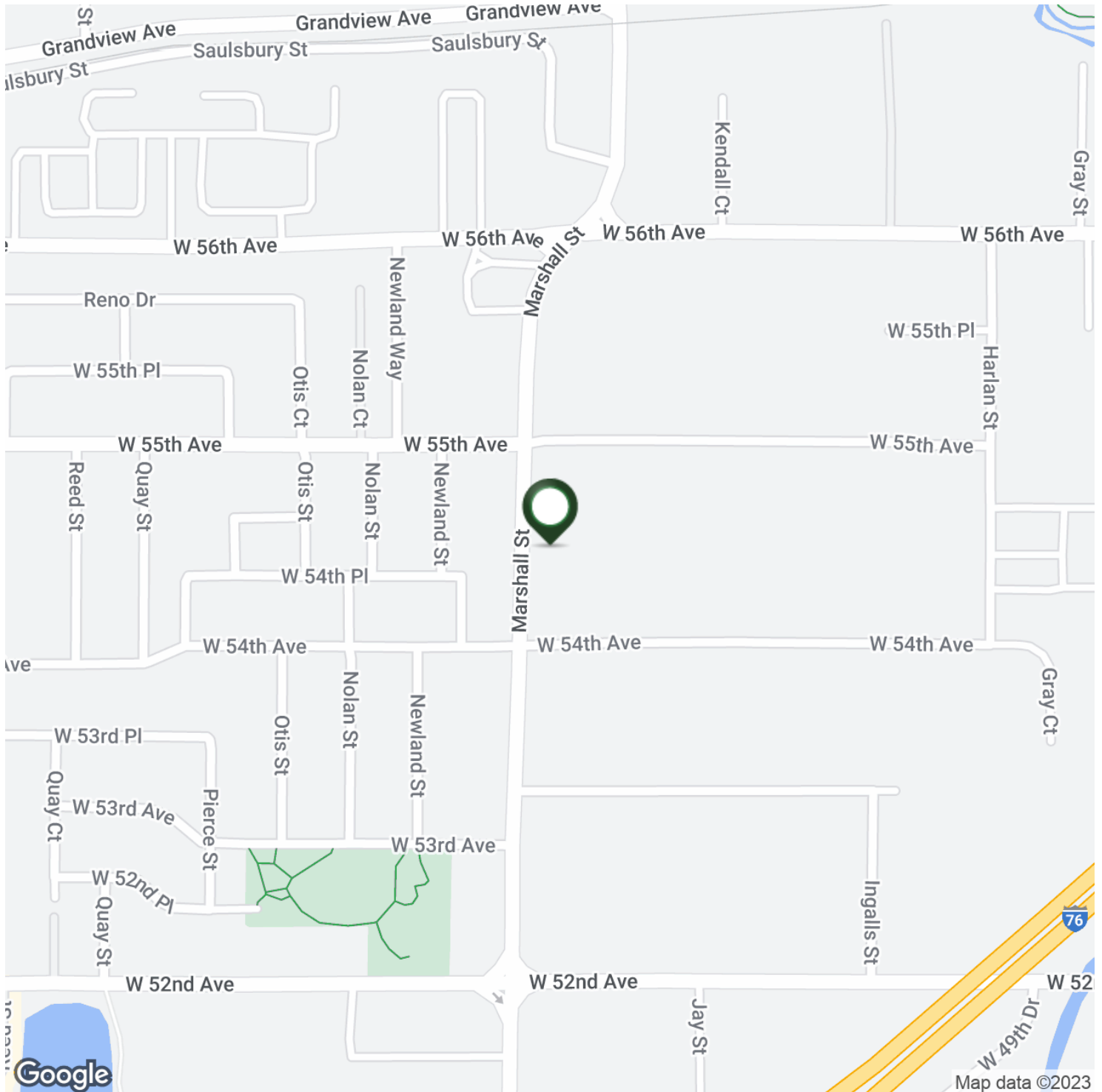


FOR LEASE | INDUSTRIAL SPACE

\$12.50/RSF MG

5440 Marshall Street / Unit 1 , Arvada, CO 80002

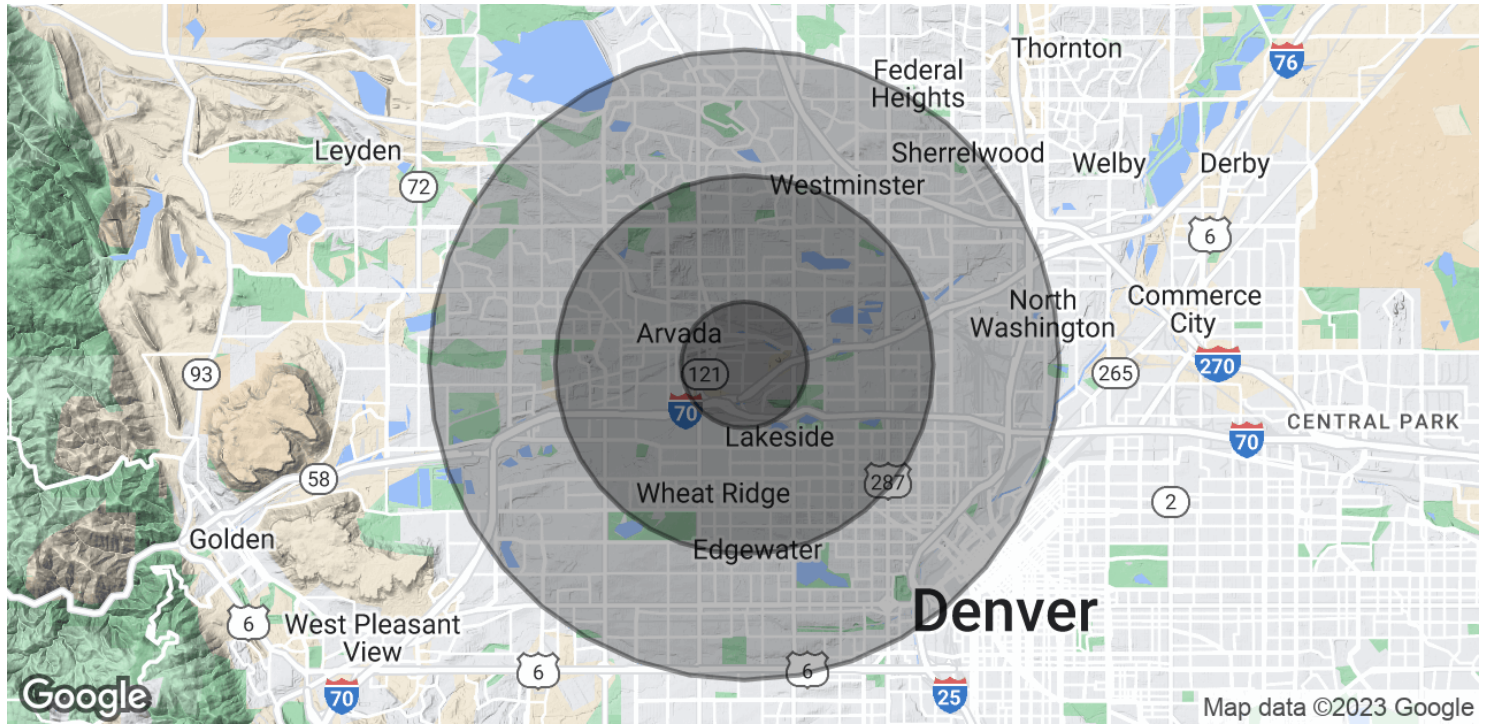
Location Maps



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

G. Norman (Bud) Wilkinson
bud@evergreencommercial.net
303.838.2000 x107

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,019	117,410	341,858
Average age	34.8	38.2	36.7
Average age (Male)	35.3	36.2	35.7
Average age (Female)	33.3	39.9	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,296	50,277	142,167
# of persons per HH	2.3	2.3	2.4
Average HH income	\$53,352	\$59,017	\$59,393
Average house value	\$185,014	\$237,342	\$246,829

* Demographic data derived from 2020 ACS - US Census