



6750 W. 52ND AVENUE

Arvada, Colorado 80002

User Building with Income / For Sale

\$5,995,000 (\$182.15/SF)



I-70/WADSWORTH
I-70/HARLAN
I-70/SHERIDAN
I-76

EXIT 269
EXIT 270
EXIT 271
EXIT 1A

Outstanding location and access make this well-built industrial/flex facility functional and attractive for a wide variety of businesses. The building is an owner/occupied headquarter facility with available space serving as owner's potential expansion. This is great space for a transition or overflow warehouse requirement.

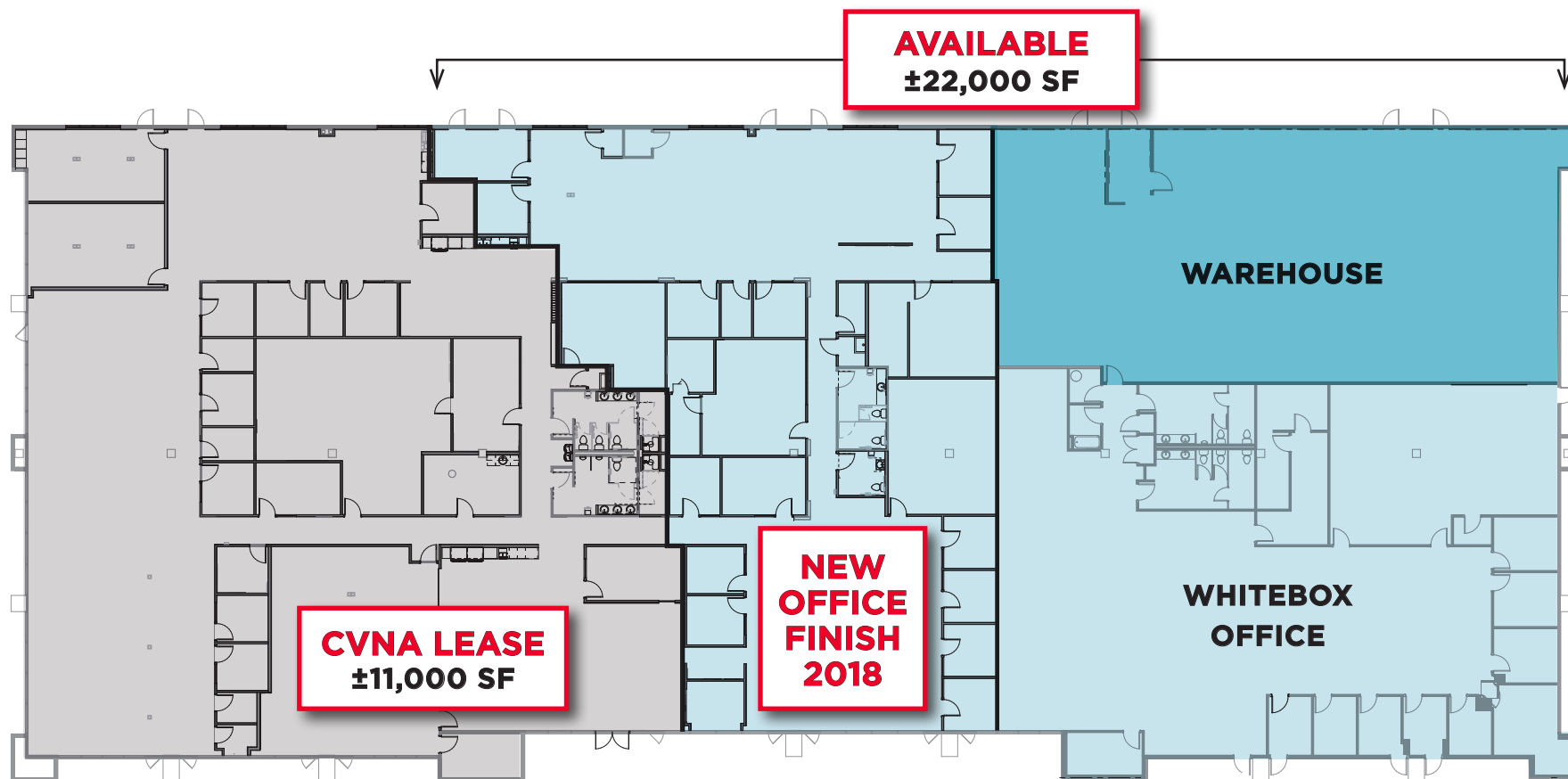




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Sale/Leaseback Opportunity

Seller desires to lease back $\pm 11,000$ SF at \$10.00/SF NNN for a period of at least 5 years with annual escalation of 2.5% per year and two 5-year options to renew. Seller is a 150-year old qualified non-profit charitable organization and is tax exempt.



Colorado Visiting Nurse Association (CVNA) provides the most appropriate range of health care solutions to allow people to maximize independence and to heal and age at home.



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Total Space	32,911 SF
Available	±21,911 SF
Site Size	2.48 Acres
YOC	1998 (remodeled 2018)
Clear Height	16'
Construction Type	Pre-cast concrete panels
Electrical	East panel: 480 volt, 3-phase, 850 amp Back up generator: 120/208 volt, 160 amp (subject to verification)
HVAC	All new in 2018; throughout 32,911 SF
Parking	±128 Spaces
Zoning	PUD
Loading	10 Drive-in openings total (6) Converted to windows (3) 10'X12' Doors 1 Oversized roll-up
Sprinklers	Yes
Taxes	Taxes exempt



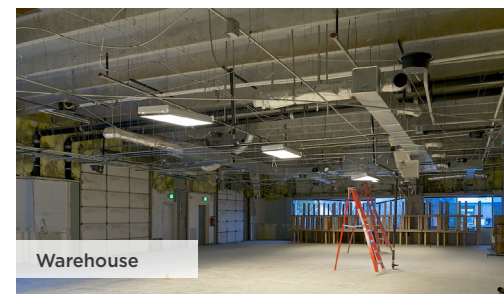
Office - New TI in 2018



Office - New TI in 2018



Warehouse Office






Warehouse

VICINITY MAP



Source: CoStar 2020

NEIGHBORHOOD DEMOGRAPHICS

	 2020 POPULATION	 MEDIAN HOUSEHOLD INCOME	 ANNUAL GROWTH 2020-2025 POPULATION
2 Mile	58,165	\$64,592	0.8%
5 Miles	382,814	\$69,255	1.0%
10 Miles	1,224,223	\$71,169	1.1%



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Colorado Enterprise Zone Program

Businesses located in an enterprise zone may qualify for the following tax incentives throughout the state:

- Investment tax credits
- Job training tax credits
- R&D Investment tax credits
- New employee credits and other incentives available

For more information, please contact:

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