



# Industrial Bldg & Fenced Yard for Lease

5220 W 3rd Avenue, Lakewood, CO 80227



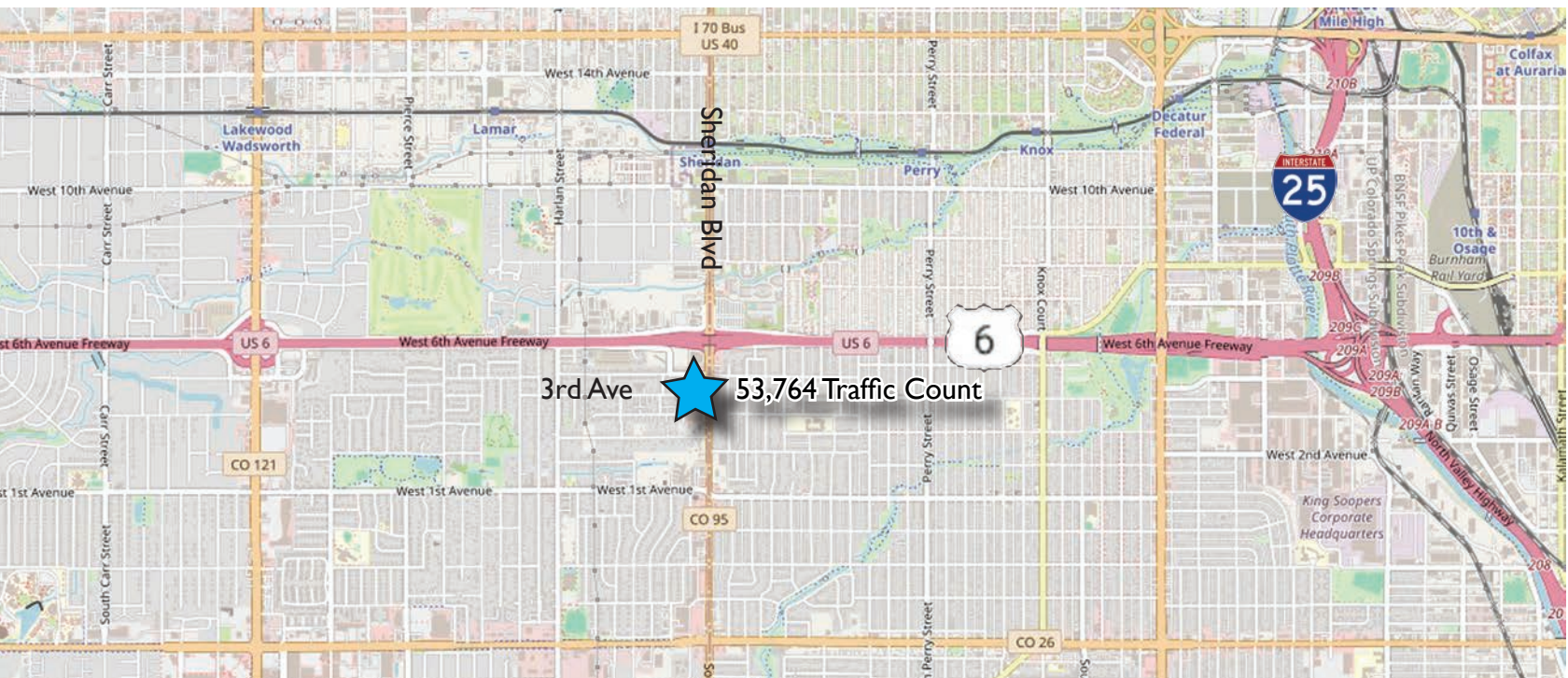
## PROPERTY OVERVIEW

## PROPERTY SUMMARY

<b>Building SF:</b>	5,965± SF - Warehouse 865± SF - Office
<b>Lot Size:</b>	30,000± SF
<b>YOC:</b>	1920 / 1968
<b>Drive-In Doors:</b>	4 Doors - 10' x 12'
<b>Ceiling Height:</b>	14'
<b>HVAC:</b>	Forced Air Roof Mounted Evaporative Cooler
<b>Parking:</b>	Open
<b>Zoning:</b>	M-G-U

Property sits on 30,000 SF site with a large fenced yard and includes a warehouse and separate office space. With direct access from the yard and 3rd Ave, the warehouse is in three parts with ceiling heights up to 14 ft in some areas and includes four 10' x 12' drive-in doors. The office area has a reception, breakroom, restroom, and three offices. Directly off Sheridan Blvd. with great access to 6th Ave and close proximity to I-25. The property has large signage available. Zoning is M-G-U and contractor use is grandfathered in. Wide range of retail uses are permitted under this zoning. Ideal for contractor or any user requiring a yard.

**For Lease: \$3,500/month  
Modified Gross**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,346	168,400	481,662
Households	7,742	66,995	222,744
Median HH Income	\$50,446	\$66,307	\$78,795
Median Age	36.00	36.20	36.70
Traffic	53,764 vpd - Sheridan Blvd @ 3rd Ave (2022)		

Source: CoStar 2024

