



5295 Vivian Street, Arvada, CO 80002

Freestanding Industrial Building for Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Fenced Yard Area
- 2 Ton GIB Crane
- Spinkler
- Air Lines
- Oversized Drive-in Doors



BUILDING SIZE (TOTAL):
26,496 SF



LOT SIZE:
1.61 ACRES

SALE PRICE: \$5,300,000

LEASE RATE: CONTACT BROKER

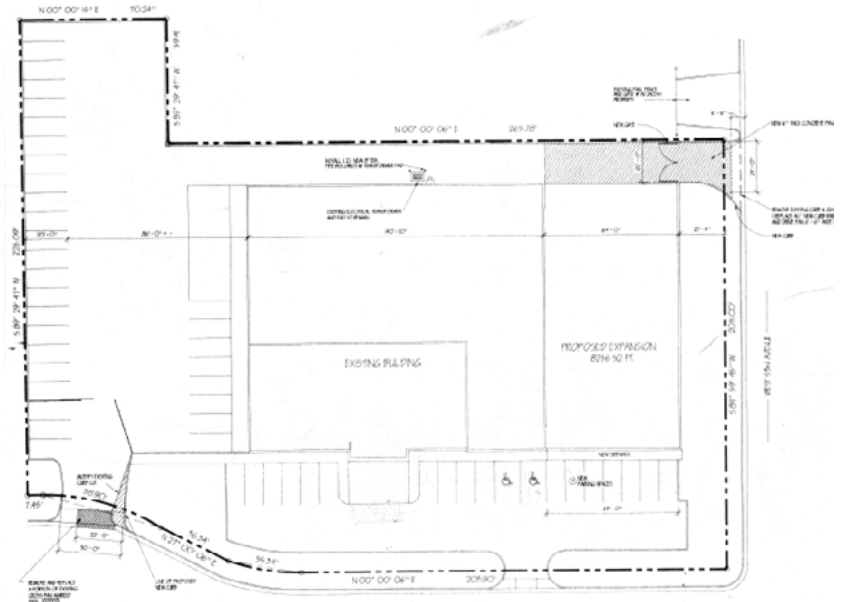
For More Information, Contact:

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

PROPERTY DETAILS

- **Building Size:** 26,496 SF
- **Lot Size:** 1.61 Acres
- **Office Size:** 5,282 SF
- **Zoning:** IL
- **YOC:** 1979
- **Construction:** Block with Twin T Roof
- **Property Taxes:** \$112,479 (2025)
- **Clear Height:** 16' 9"
- **Loading:** Two (2) Oversized Grade Level Doors, One (1) Drive-in ramp, Three (3) Dock Doors
- **Power:** 600 amps of 480/3/60 and 400 amps of 240/3/60 (To be verified)
- **Heat:** Boiler & RTU/Radiant

FLOOR PLAN



PHOTOS



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