



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

STAND ALONE RETAIL / SHOWROOM / WAREHOUSE / RESTAURANT BUILDING

**9110 RALSTON RD.,
ARVADA, CO 80003**



PROPERTY FEATURES:

BLDG. SF: 7,505 SF

LOT SIZE: .61 AC

ZONING: P-1 (*Professional & Business Services*)

PARKING: Large On-site Lot

LOADING: (1) Roll-up door

CLEAR HEIGHT: 12'

SALE PRICE: \$1,895,000

PROPERTY HIGHLIGHTS:

- Rapidly expanding commercial & residential area
- Showroom / retail location w/ incredible visibility and access off Ralston Rd.
- Directly across from Ralston Central Park
- Great location to service Jefferson County and NW Denver Metro area
- Freestanding building with paved parking
- Hood, gas lines, and plumbing in place for kitchen / restaurant uses



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