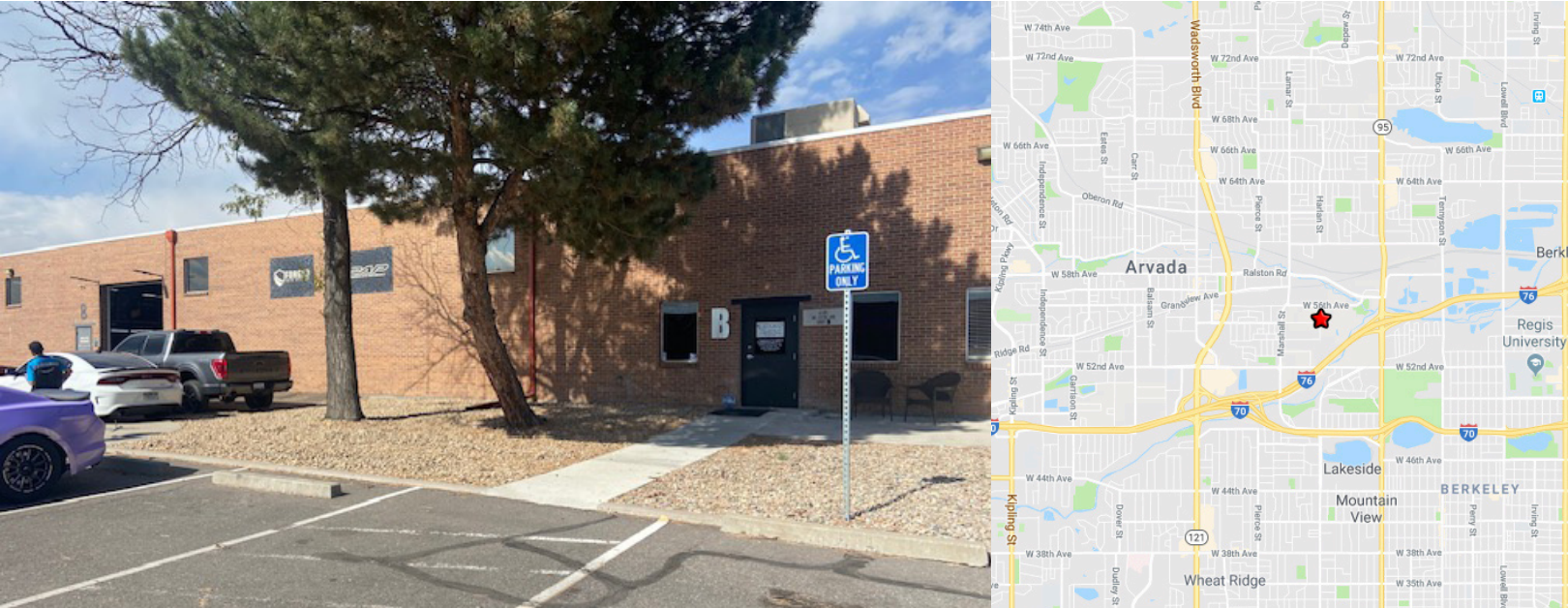


# INDUSTRIAL BUILDING FOR LEASE

6105 West 55th Avenue, Arvada, Colorado 80002



- **Size:** Unit A - 5,131 SF  
Unit B - 9,214 SF
- **Rate:** \$12.00 / SF NNN
- **Timing:** Unit A - Vacant  
Unit B - Available 7/1/2025
- **Est. NNN:** \$4.90 / SF / YR for 2025
- **Use:** Industrial (I-1 Zoning)
- **Signage:** Building signage available
- **Warehouse Ceiling:** 16' clear height
- **Loading Doors:** Various drive-in doors and sizes
- **Parking:** 44 total stalls - approx. 1.5 stalls per 1,000 SF
- **Roof:** New roof in 2019
- **Sales Tax:** 4.5%

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION:</b>	9,704	131,241	362,288
<b>EMPLOYEES:</b>	7,649	58,005	227,559
<b>HOUSEHOLDS:</b>	4,072	56,129	152,889
<b>AVG. HH INCOME:</b>	\$59,045	\$74,279	\$77,682

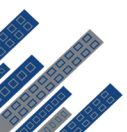


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For more information, contact: **Todd Rosen**

303-912-8200

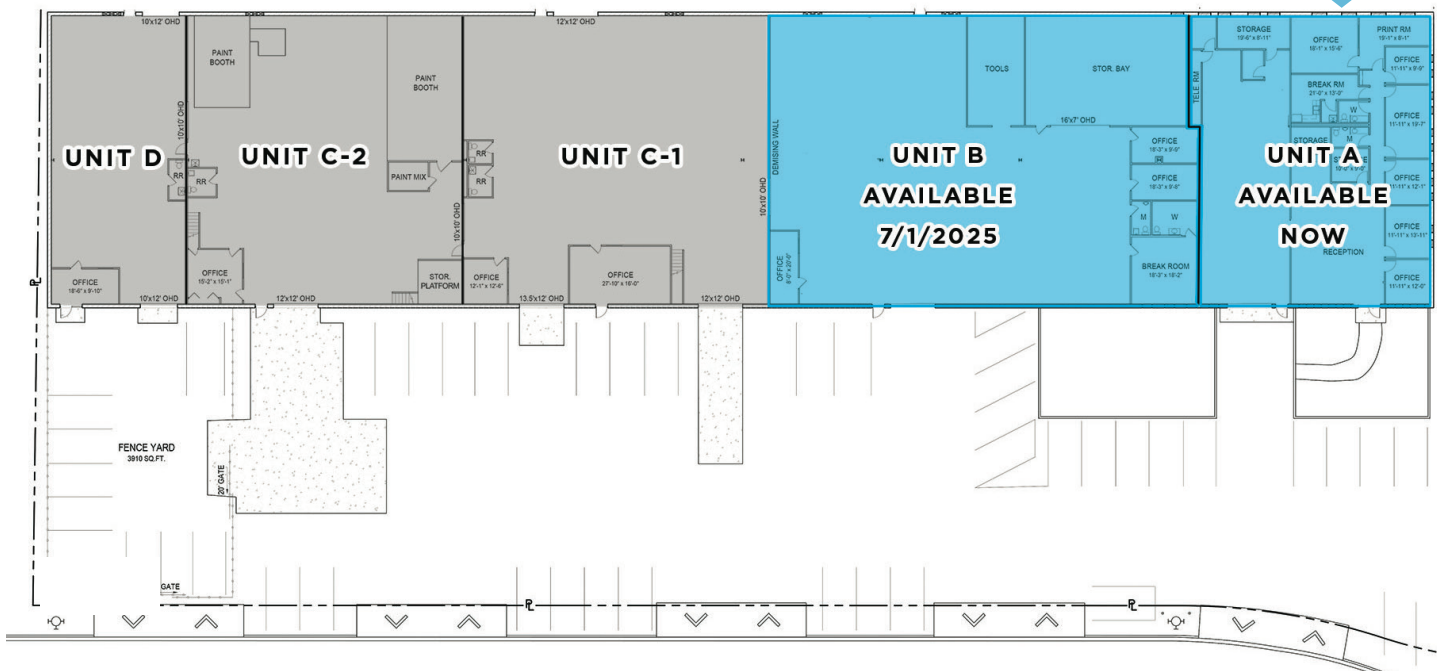
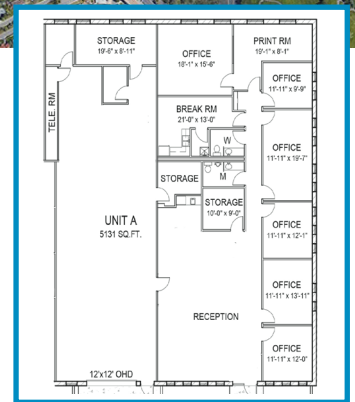
[todd@elevatecre.com](mailto:todd@elevatecre.com)



**ELEVATE**  
COMMERCIAL REAL ESTATE

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**ELEVATE**  
COMMERCIAL REAL ESTATE

Todd Rosen is a real estate broker licensed in the State of Colorado and holds a membership interest in the entity which owns the property highlighted above.

ELEVATE COMMERCIAL REAL ESTATE, LLC | 5420 S QUEBEC ST #206 | GREENWOOD VILLAGE, CO 80111