

6542

FIG STREET

ARVADA, CO 80004

56,513 SF

Industrial Warehouse
Available For Sale

CBRE

PROPERTY OVERVIEW



ADDRESS
6542 Fig St,
Arvada, CO



BUILDING SIZE
± 56,513 SF



OCCUPANCY
Vacant,
Single-Tenant



SALE PRICE
Contact
Brokers



PARKING RATIO
1.77/1,000 SF



LOT SIZE
2.13 AC



**YEAR BUILT/
RENOVATED**
1984/2009



OFFICE SIZE
± 8,000 SF



LOADING
3 Docks
1 Drive-in



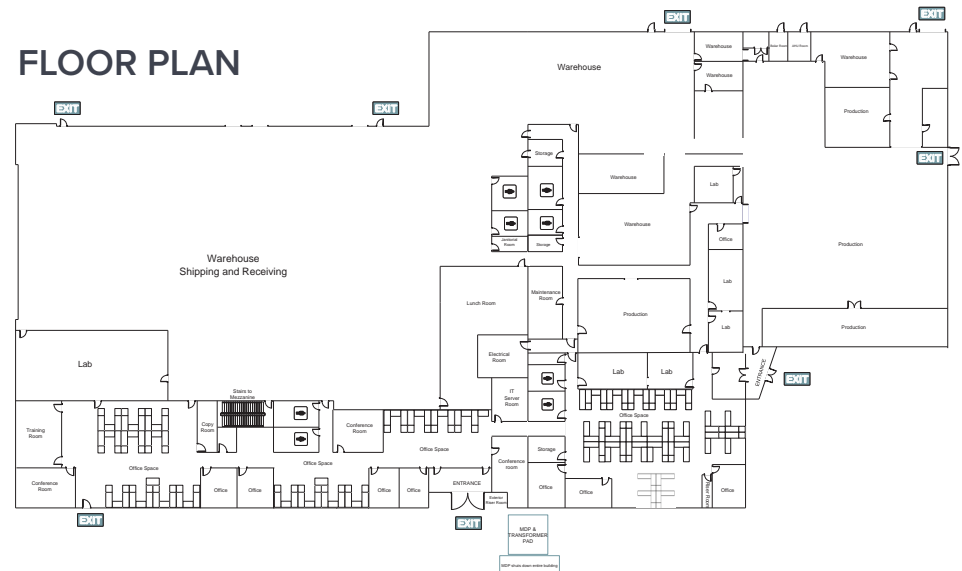
CLEAR HEIGHT
12'-24'



HIGHLIGHTS:

- ◆ Class A industrial features
- ◆ West Submarket Location
- ◆ High-quality office finishes
- ◆ Approximately 50% of the building features high bay clearance, while the other 50% has lower clearance but is clearspan
- ◆ Well-maintained building, including newer roof and upgraded RTUs

FLOOR PLAN



LOCATION OVERVIEW



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FIG STREET
ARVADA, CO 80004

DRIVE-TIME

Hwy 72	- 2 Mins
Hwy 93	- 9 Mins
I-70	- 10 Mins
Hwy 58	- 12 Mins
Downtown Denver	- 22 Mins

6542 FIG STREET

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FIG STREET
ARVADA, CO 80004

DOWNTOWN DENVER



72

WARD RD

72

64TH AVE

ELDRIDGE ST



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