

# 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



**POWER**  
2000A @ 208V  
3-Phase



**PARKING RATIO**  
1.77/1,000 SF



**LOT SIZE**  
2.13 AC



**YEAR BUILT/  
RENOVATED**  
1984/2009



**OFFICE SIZE**  
**±10,989 SF**



**LOADING**  
3 Docks  
1 Drive-in



## **CLEAR HEIGHT 12'-24'**



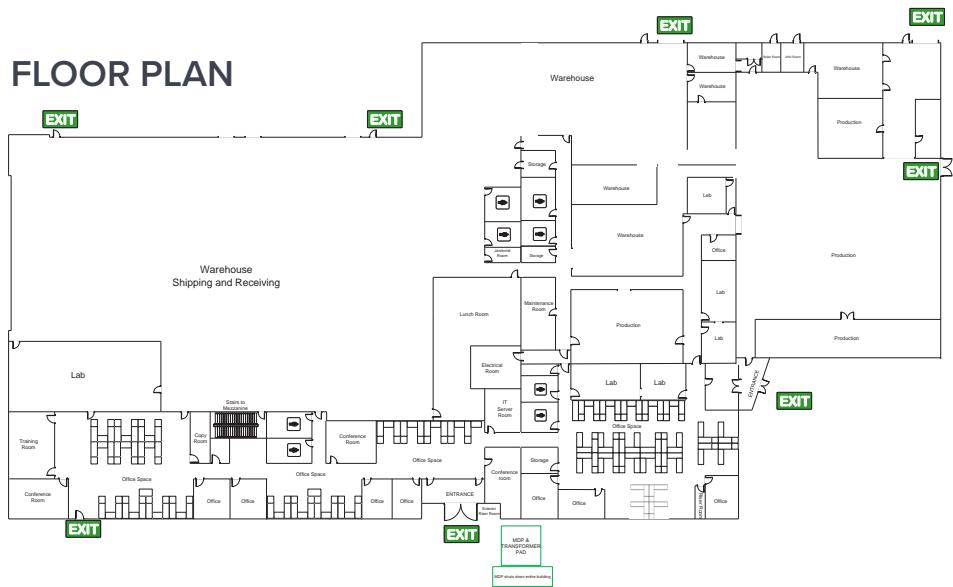
**SALE PRICE**  
Contact  
Brokers

## 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
  - ◆ Includes mezzanine level situated above the office area



## FLOOR PLAN



# LOCATION OVERVIEW



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ARVADA, CO 80004

DOWNTOWN DENVER



## CONTACT US

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