

Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

## AVAILABILITY:

6066 W 55th Ave: .....2,640 SF (\$11/sf NNN\*)  
6068 W 55th Ave: .....2,640 SF (\$11/sf NNN\*)  
6078 W 55th Ave: .....2,640 SF (\$11/sf NNN\*)  
6108 W 55th Ave: .....5,500 SF (\$11/sf NNN\*)

\*NNN = \$4.40, AS OF 12/31/23



**MICHAEL BLOOM**  
REALTY COMPANY



## IMPORTANT FEATURES:

- LOADING: DRIVE-IN (OVERSIZED 12' DOORS)
- CLEAR HEIGHT: 14'
- ELECTRICAL: 3 PHASE
- NEWLY REMODELED OFFICE AREAS
- ATTRACTIVE BRICK FACADE
- **UNINCORPORATED JEFFERSON COUNTY**

## PROPERTY DESCRIPTION:

CONVENIENTLY LOCATED OFF MARSHALL STREET, MINUTES FROM THE HARLAN EXIT (270) ON I-70 OR THE SHERIDAN EXIT (1B) ON I-76. EASY ACCESS FROM WADSWORTH OR SHERIDAN BOULEVARD.

Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

**Space Availability:**

| Unit | Total SF | Office SF | Loading              |
|------|----------|-----------|----------------------|
| 6066 | 2,640    | 300       | 1 - 12'X10' Drive-In |
| 6068 | 2,640    | 400       | 1 - 12'X10' Drive-In |
| 6078 | 2,640    | 300       | 1 - 12'X10' Drive-In |
| 6108 | 5,500    | 500       | 2 - 12'X10' Drive-In |



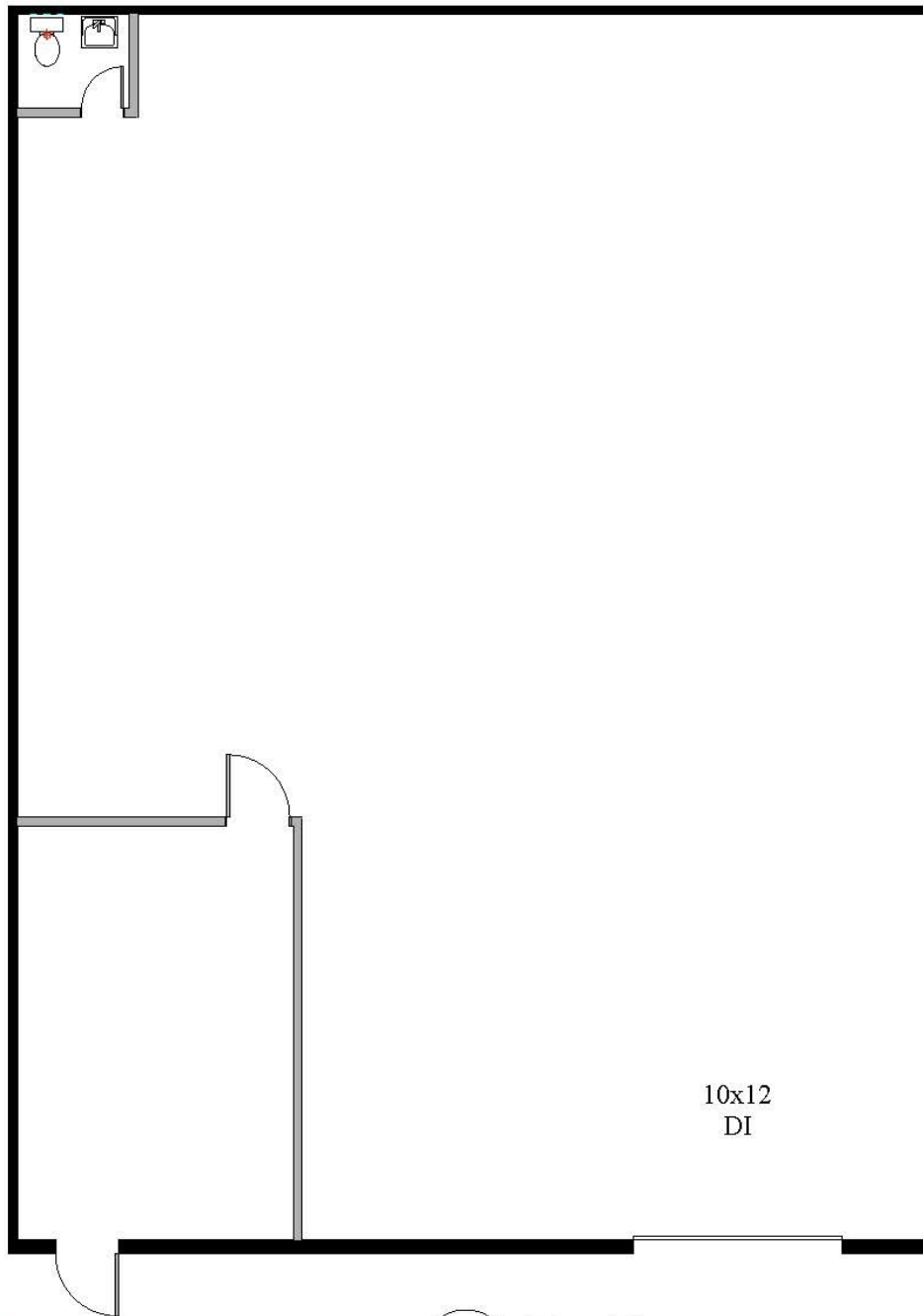
**Brokerage Disclosure**



**Harlan Complex**

**HARLAN STREET**

6066 West 55th



**MICHAEL BLOOM**  
REALTY COMPANY

300 South Jackson Street, Suite 440

Denver, CO 80209

303-295-2525

[mbloom@michaelbloomrealty.com](mailto:mbloom@michaelbloomrealty.com)

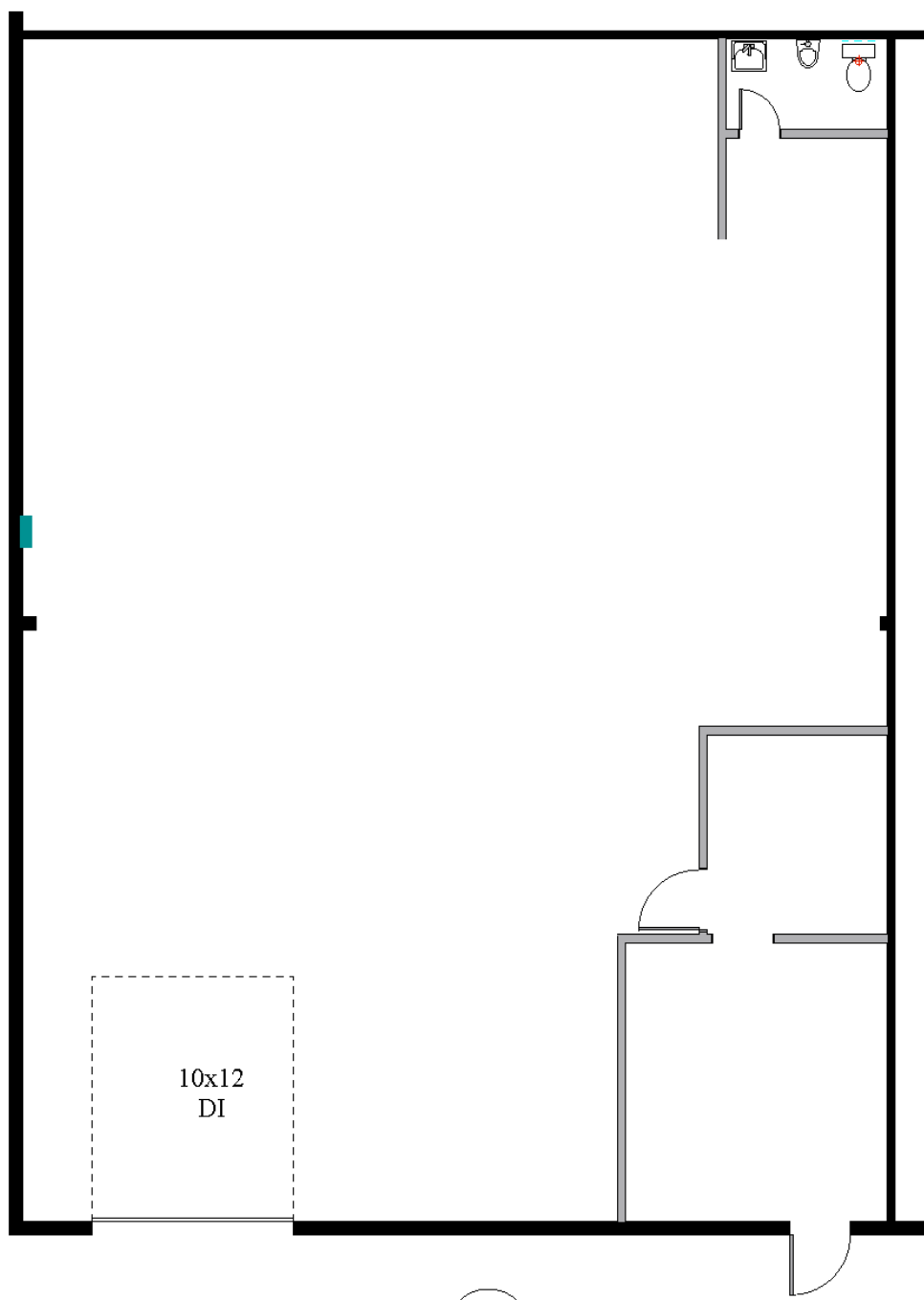
[www.michaelbloomrealty.com](http://www.michaelbloomrealty.com)

1

**Floor Plan**

**Scale: 1/8" = 1'-0"**

6068 West 55th



**MICHAEL BLOOM**  
REALTY COMPANY  
300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

1

**Floor Plan**  
Scale: 1/8" = 1'-0"

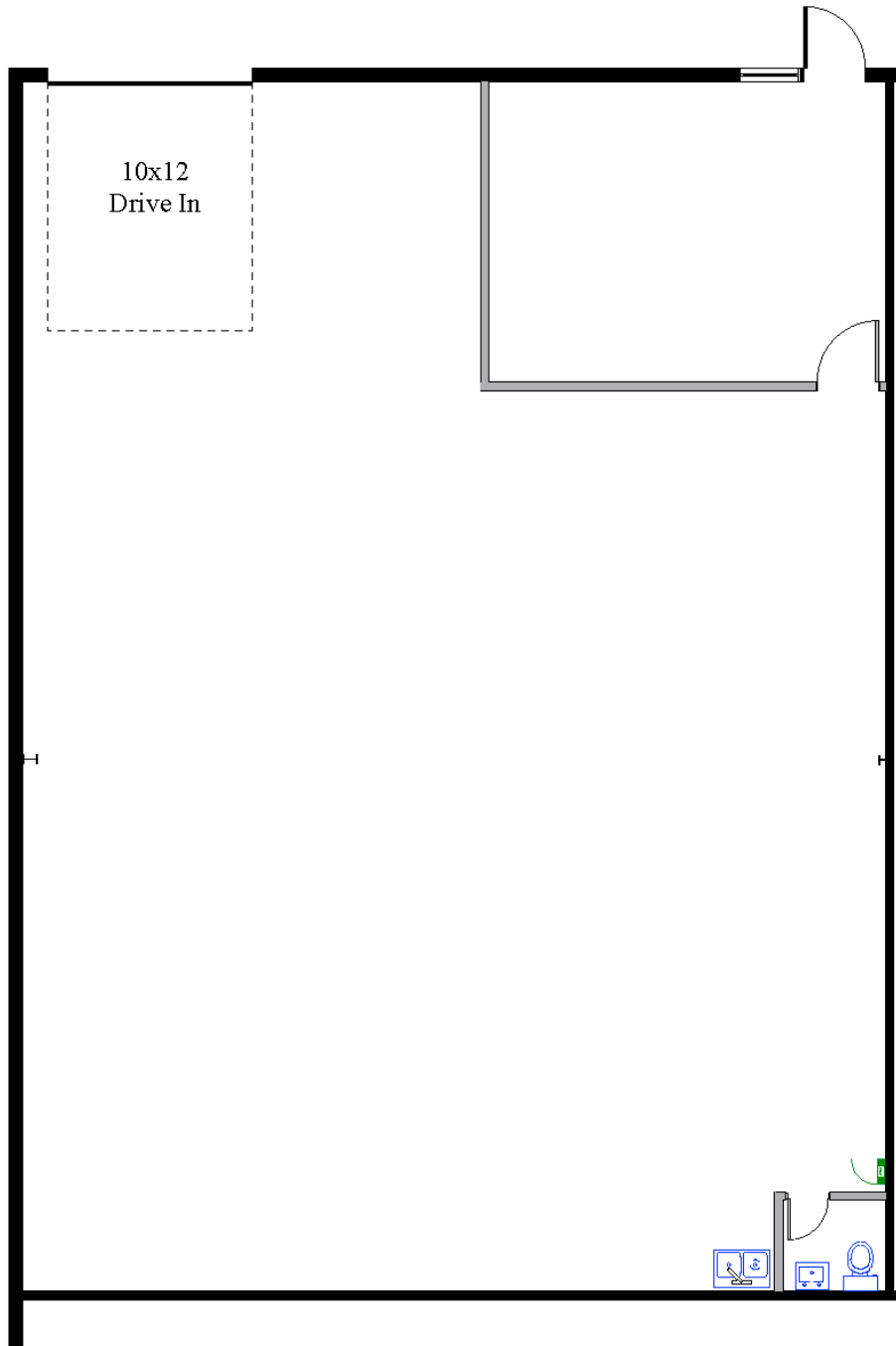
2,640 sf

Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

6078 West 55th



**MICHAEL BLOOM**  
REALTY COMPANY

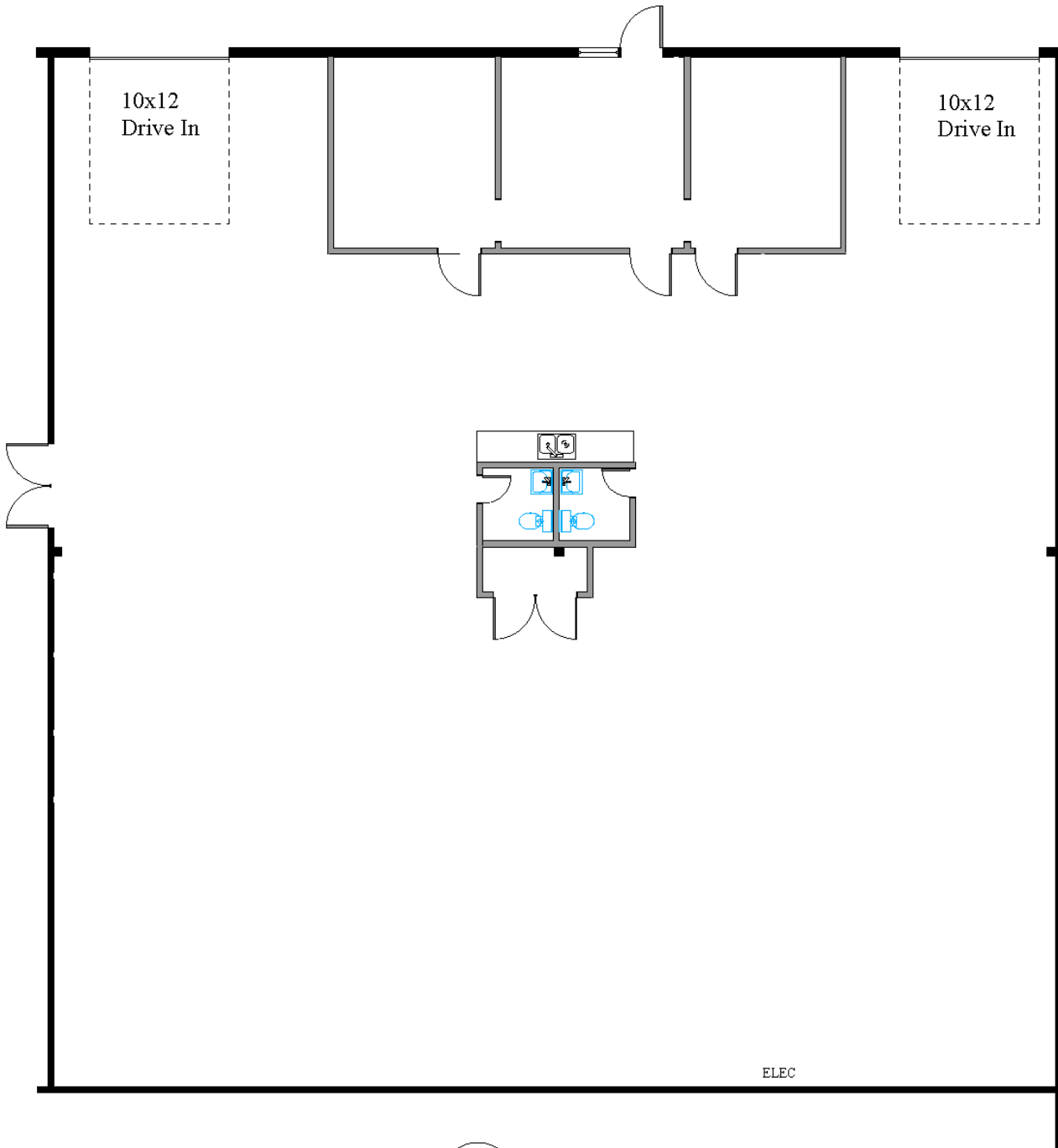
300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

1

**Floor Plan**

Scale: 1/8" = 1'-0"

6108 West 55th



**MICHAEL BLOOM**  
REALTY COMPANY

300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

1

Floor Plan  
Scale: 1" = 10'-0"