

Ralston Business Park | 5525 West 56th Avenue

Arvada, Colorado 80002

Unit 200 Available for Lease



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Industrial/Warehouse/Office
Spaces Available July 1, 2026

PROPERTY OVERVIEW

| | |
|-------------------------|--|
| Building Unit & Footage | 5525 W 56th Ave Unit 200 10,283 sf |
| Asking Rate | \$14.50 NNN |
| Available Usage | 07.01.2026 Warehouse/Offices |
| Bathrooms | Both floors |
| Ceiling Height | Approx 28 ft clear |
| Sprinkled | Yes |
| Loading Dock | Yes |
| Loading Option | Multiple Dock High Doors |
| Loading Drive | Dock with Leveler Multiple |
| Parking | 72 spaces (1.5 per 1,000sf) |
| Zoning | CC-A |
| Year Built | 2008 |

Ralston Business Park at 5525 West 56th Avenue is an Industrial complex with access to nearby I-76 and I-70. Its showcase exterior contemporary design with loading areas in the rear, unique see-through windows from upper offices into the warehouse, as well as ample parking makes this property an opportunity worth looking into. Currently this property has one space, **Unit 100 will be opening up for Lease**. Please call for more information.

weststar

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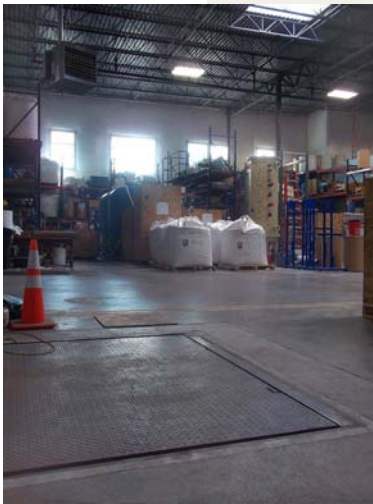


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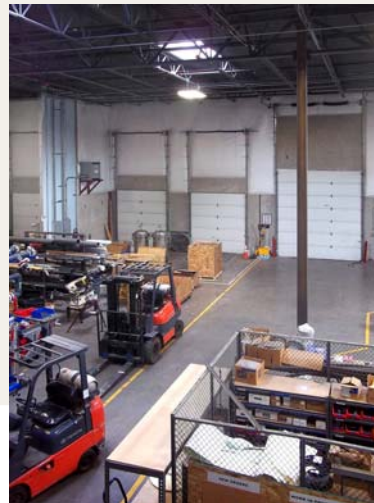
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Ralston Business Park



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Call for more detailed information

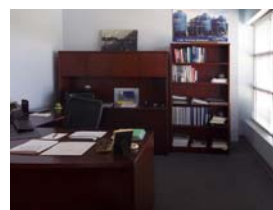
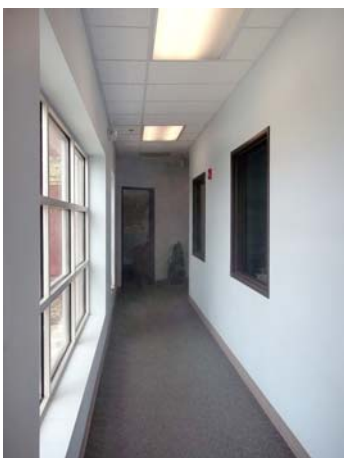
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**Industrial | Warehouse | Office Space
Available in March 2026**

▶ **10,283 sf Unit 200** |

PROPERTY HIGHLIGHTS

- Contemporary Exterior Styling ◀
- Industrial Development Park ◀
- Various Loading Options ◀
- Near Access to I-76 and I-70 ◀
- High 28 ft Warehouse Ceilings ◀
- Ample on-site parking ◀



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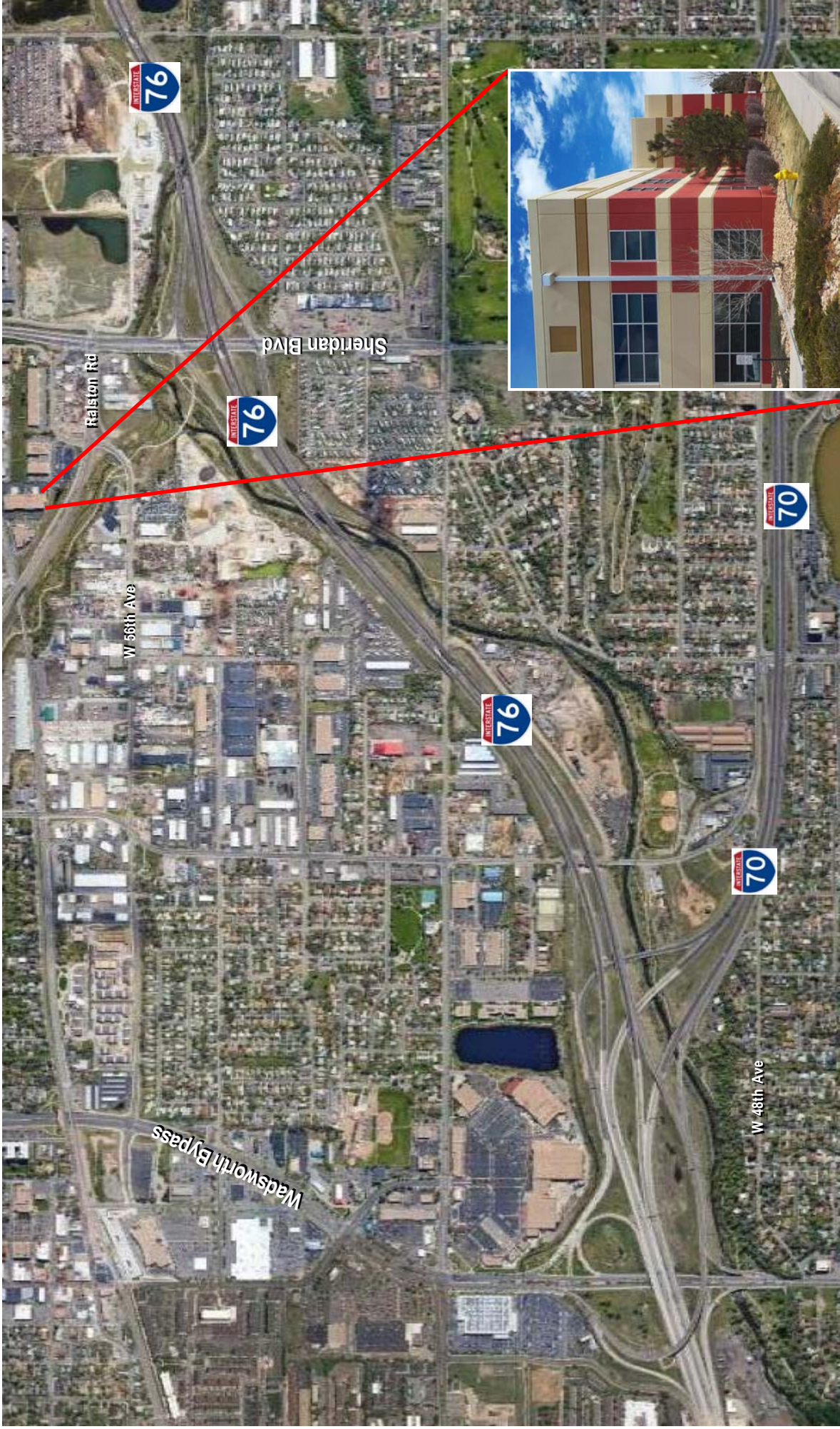
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