



FOR SALE – Flex Warehouse Units

6680 Holman St., Arvada, CO 80004

Zoning CG, Arvada (Expanded uses w/in Dev. Agmt)

Square Ft 1,974 to 9,984 SF

Clear Ht 15' +

Power 200A 120/480V 3P (tbv)

Loading Drive In Doors: 12'

Parking 3:1000

YOC 2024

HOA \$250/month

Property Features

- Light Industrial, Retail, Office
- Extensive allowed uses
- Fire Sprinklers
- 200 Amp 3 Phase
- Oversized Drive in Doors
- Units can be combined

Unit 901: 1,974 SF \$691,000

Unit 902: 1,980 SF \$693,000

Unit 903: 1,980 SF \$693,000

Unit 904: 1,980 SF \$693,000

Unit 905: 2,070 SF \$725,000

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- Mountain Views from mezzanine
- Abundant Light in units
- 12' Doors w/ openers
- Finished kitchenette and bathroom
- LED Lightning
- 200 Amp 3Phase
- 5 Tons HVAC



Mezzanine w/ Mountain Views



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303-945-1335

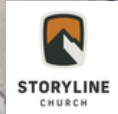
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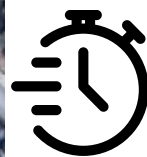
W 68th Ave

INDIANA ST



W 64th Ave

28,027 VPD



I-70

9 min

McIntyre Pkwy