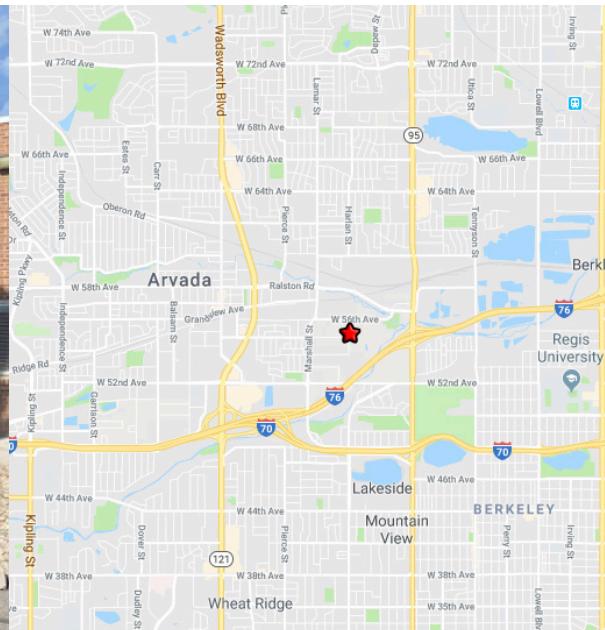


INDUSTRIAL BUILDING FOR LEASE

6105 West 55th Avenue, Arvada, Colorado 80002



- Size:** Unit A - 5,131 SF
Unit B - 9,214 SF (divisible to 4k and 5k SF)
- Rate:** \$12.00 / SF NNN
- Timing:** Unit A - Available Now
Unit B - Available Now
- Est. NNN:** \$4.90 / SF / YR for 2025
- Use:** Industrial (I-1 Zoning)
- Signage:** Building signage available
- Warehouse Ceiling:** 16' clear height
- Loading Doors:** Various drive-in doors and sizes
- Parking:** 44 total stalls - approx. 1.5 stalls per 1,000 SF
- Roof:** New roof in 2019
- Sales Tax:** 4.5%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	9,704	131,241	362,288
EMPLOYEES:	7,649	58,005	227,559
HOUSEHOLDS:	4,072	56,129	152,889
AVG. HH INCOME:	\$59,045	\$74,279	\$77,682



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

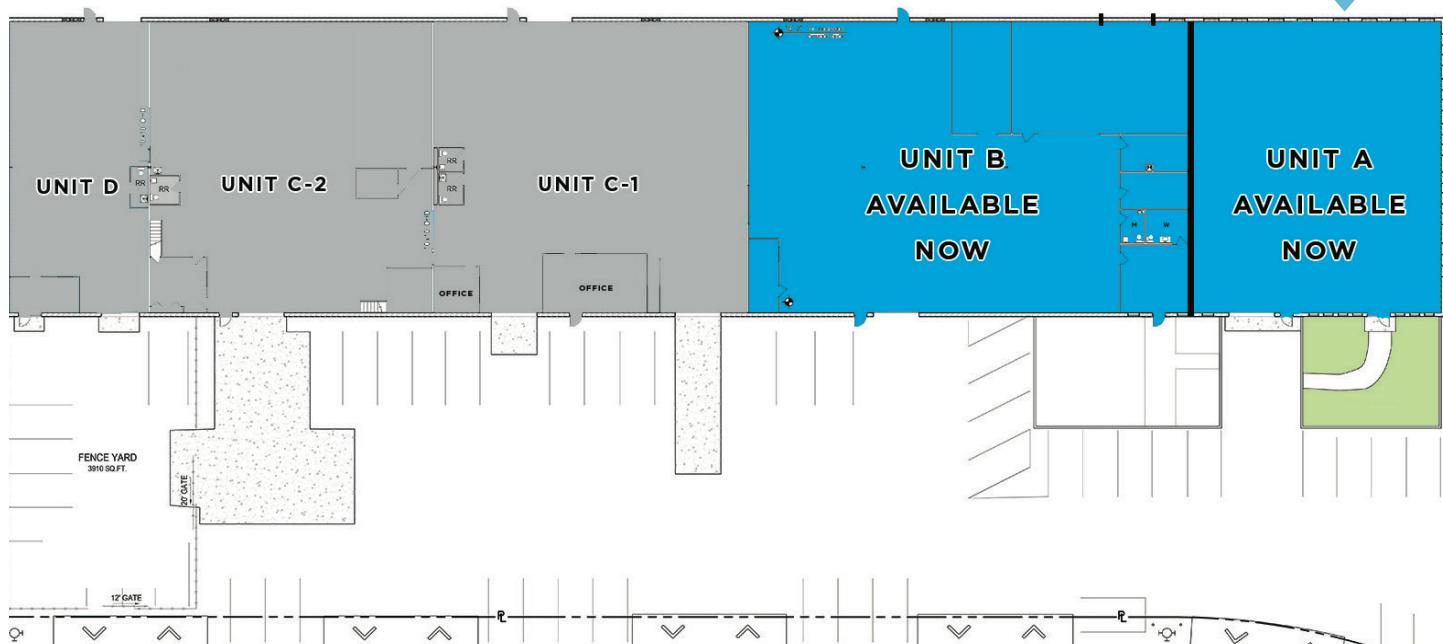
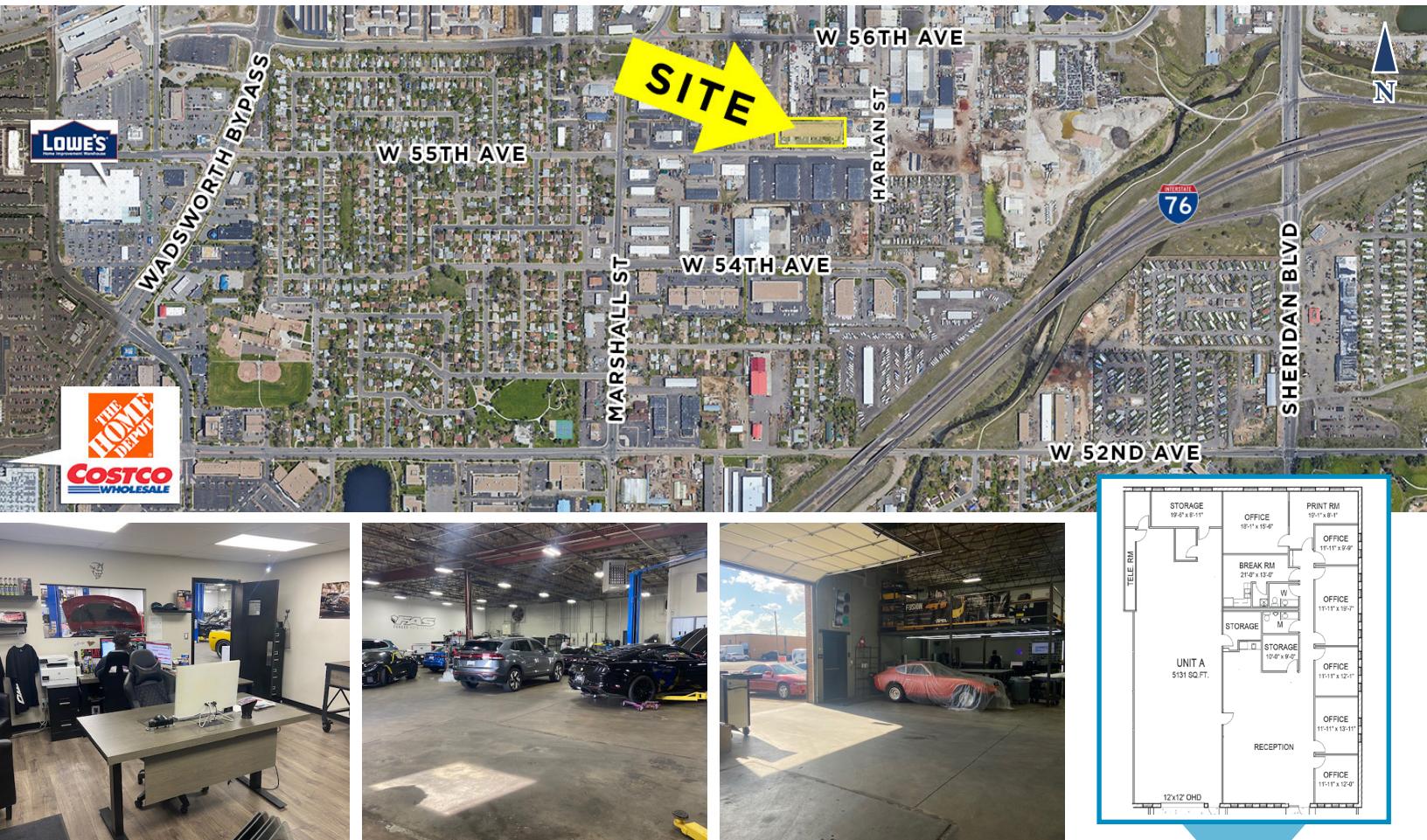
For more information, contact: **Todd Rosen**

303-912-8200

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Todd Rosen is a real estate broker licensed in the State of Colorado and holds a membership interest in the entity which owns the property highlighted above.

ELEVATE
COMMERCIAL REAL ESTATE

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