

5801 - 5835 West 6th Avenue  
Lakewood, Colorado

M B R C

CityWest  
Business Center

### FOR LEASE:

5805 Unit 1A.....	4,723 SF (\$10.00/SF NNN*)
5815 Unit 2B.....	5,645 SF (\$10.00/SF NNN*)
5815 Unit 2C.....	5,283 SF (\$10.00/SF NNN*)
5825 Unit 4B.....	5,539 SF (\$10.00/SF NNN*)

\*NNN=\$4.44; AS OF 12/31/23



### PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL/OFFICE COMPLEX LOCATED IN METRO DENVER. HIGHLY ADAPTABLE FOR USE AS A MANUFACTURING, SERVICE, ASSEMBLY, OR SALES FACILITY. THE COMBINATION OF GROUND FLOOR WAREHOUSE AND UPPER LEVEL OPEN CONCEPT OFFICE SPACE PROVIDES A UNIQUE OFFERING TO MEET THE DEMANDS OF TODAY'S SMALL BUSINESS.



### IMPORTANT FEATURES:

- DOCK HIGH or DRIVE IN LOADING DOORS
- GENEROUS PARKING AND LOADING
- WELL APPOINTED OFFICE AREAS
- VISIBLE FROM 6TH AVENUE
- LAKEWOOD LI (Light Industrial) ZONING
- OUTSIDE STORAGE AVAILABLE

**MICHAEL BLOOM**  
REALTY COMPANY



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Lakewood, Colorado

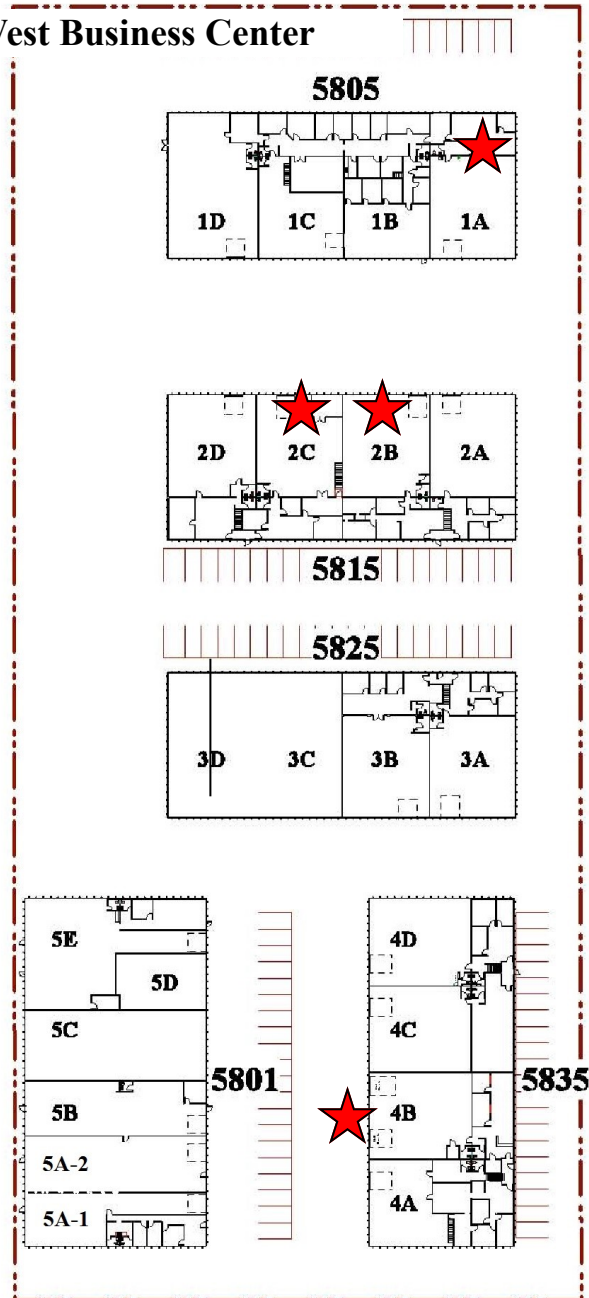
M B R C

Available	Total SF	Office SF	Loading	Power
5805 Unit 1A/1PA	4,723	1,113	Dock-High	TBD
5815 Unit 2B/2PB	5,645	1,800	Drive-In	3 Phase
5815 Unit 2C/2PC	5,283	1,600	Drive-In	3 Phase
5235 Unit 4B/4PB	5,539	2,000	Drive-In	3 Phase



**WESTWOOD INDUSTRIAL PARK**  
**5801-5835 West 6th Avenue**

**CityWest Business Center**



Brokerage Disclosure



# 5805 Unit 1A

M B R C

**SECOND FLOOR OFFICE**  
1,113SF

Second Floor Office  
Above First Floor  
Office

**FIRST FLOOR  
WORK AREA**

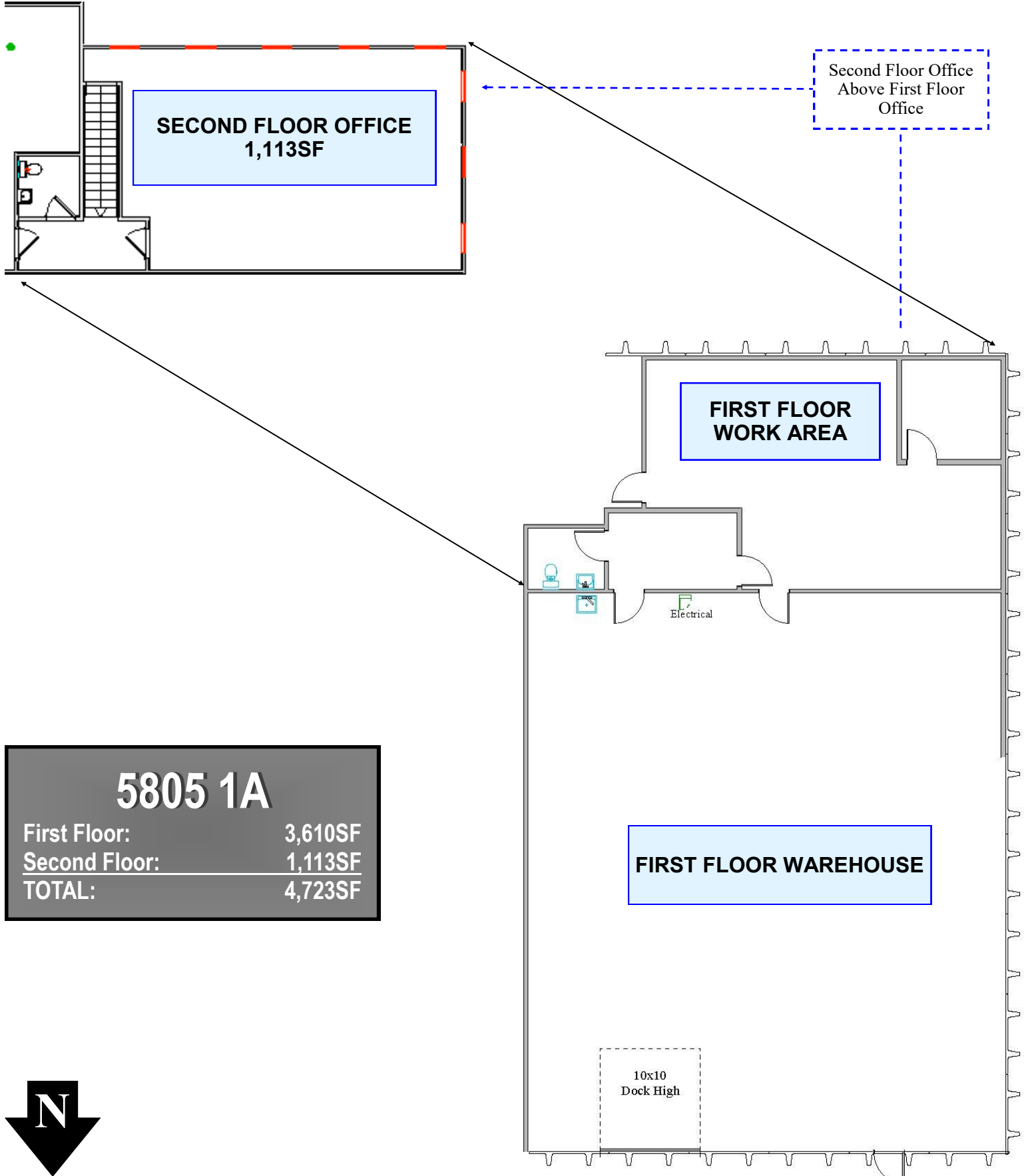
**FIRST FLOOR WAREHOUSE**

Electrical

10x10  
Dock High

## 5805 1A

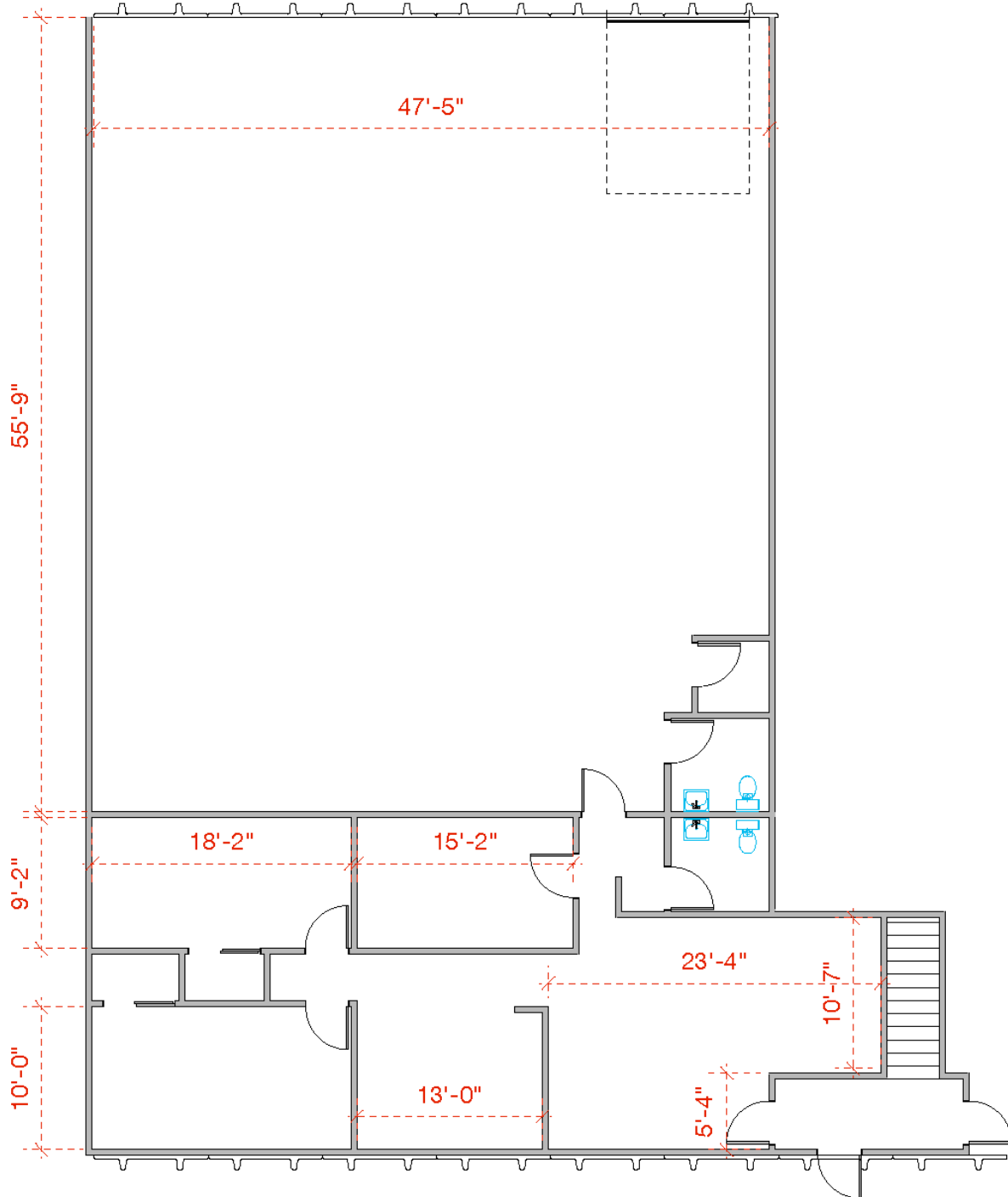
First Floor:	3,610SF
Second Floor:	1,113SF
<b>TOTAL:</b>	<b>4,723SF</b>



# 5815 Unit 2B

M B R C

## 5815 West 6th Avenue Unit 2B



### **MICHAEL BLOOM** REALTY COMPANY

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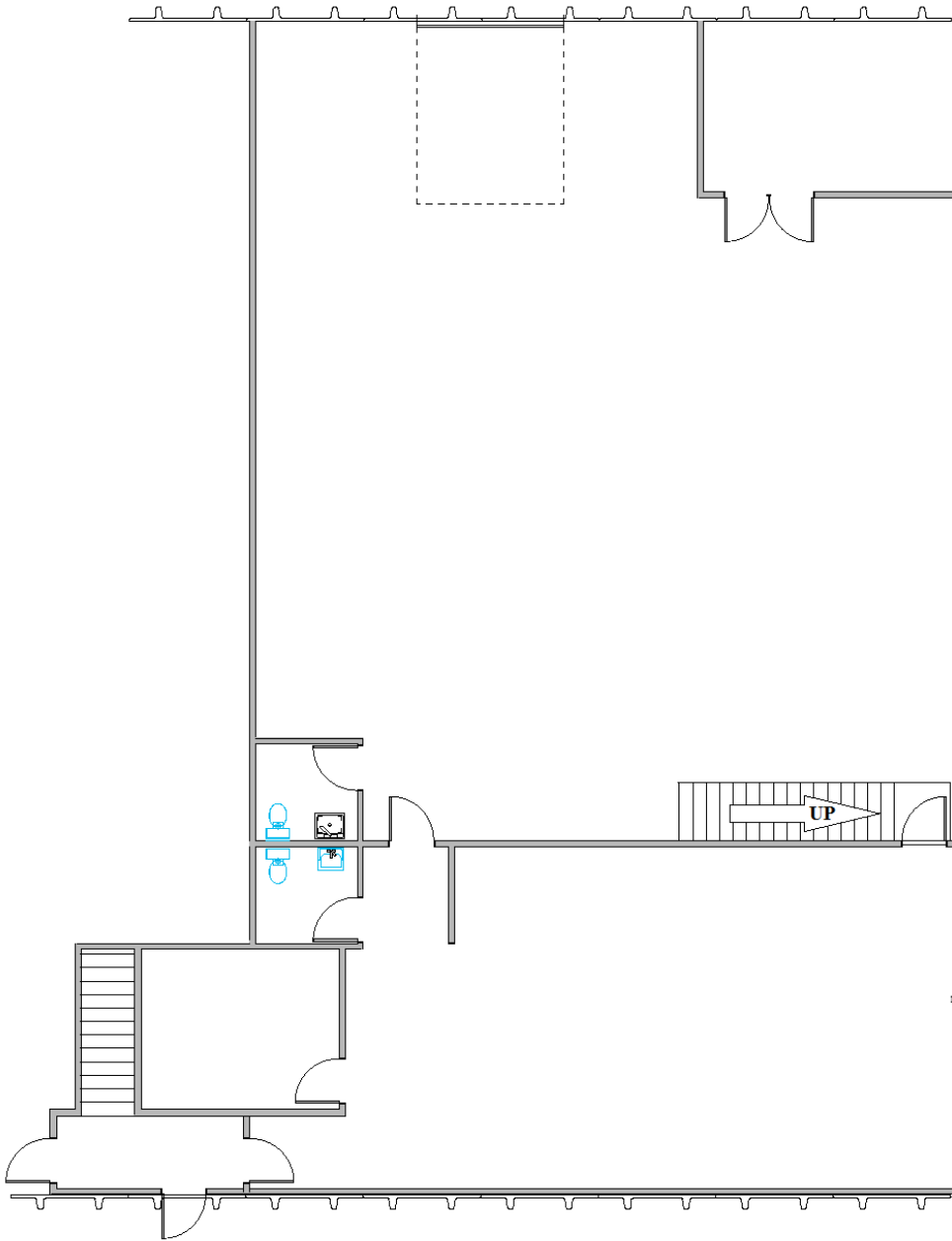
1

Floor Plan  
Scale: 1" = 10 ft

4,055 rsf

# 5815 Unit 2C

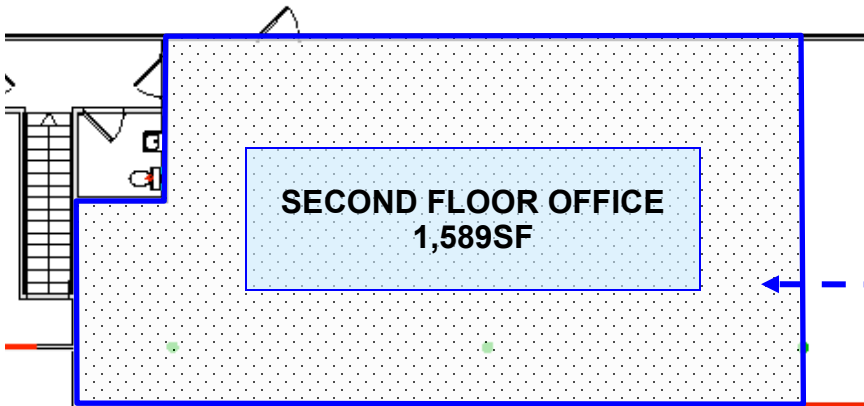
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<b>5815 2C</b>	
First Floor:	3,694SF
Second Floor:	1,589SF
<b>TOTAL:</b>	<b>5,283SF</b>

←  
Stairs  
Leading to  
Second  
Floor Office

←  
Second Floor  
Office Above First  
Floor Warehouse



# 5835 Unit 4B

M B R C

