

FOR LEASE

6317 WADSWORTH BLVD, ARVADA, CO 80003



LEASE RATE:\$12.00/SF NNN

PROPERTY OVERVIEW

BUILDING SIZE:	8,382 SF
LOT SIZE:	33,356 SF (.77 ACRES)
LOADING:	TWO (2) DRIVE-IN DOORS (10'X10') ONE (1) DRIVE-IN DOOR (10'X12')
CLEAR HEIGHT:	14.5'
POWER:	400A / 240V / 3-PHASE
YOC:	1986
ZONING:	MX-U (ARVADA)
ESTIMATED EXPENSES:	\$6.03/SF

PROPERTY HIGHLIGHTS



FREESTANDING SHOWROOM/OFFICE/WAREHOUSE



WADSWORTH FRONTAGE



MONUMENT SIGNAGE

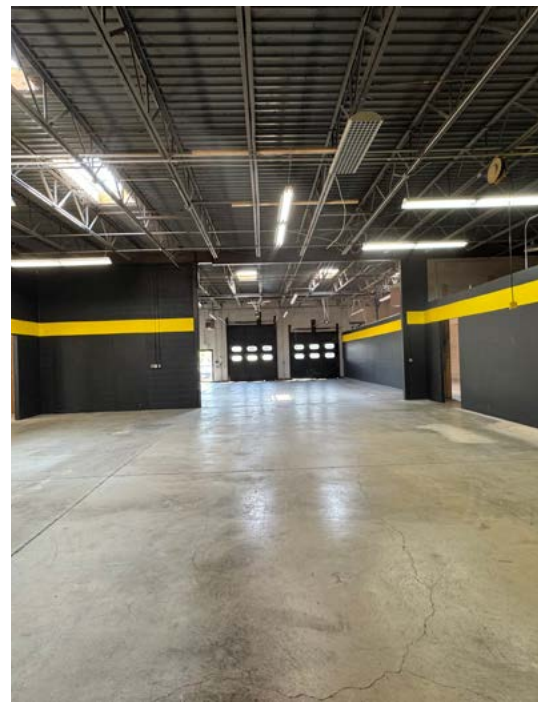
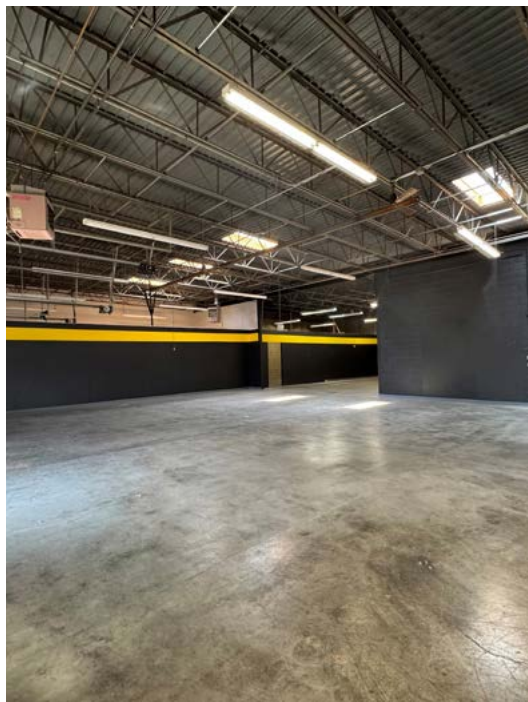


LARGE PARKING AREA

FOR MORE INFORMATION, PLEASE CONTACT

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