



55TH & HARLAN INDUSTRIAL PORTFOLIO ARVADA, CO 80002



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PROPERTY INFORMATION

55TH & HARLAN
ARVADA, CO 80002



PRICE	CONTACT BROKER
GROSS INCOME	CONTACT BROKER
TAXES	\$128,853
INSURANCE	\$16,693
NOI	CONTACT BROKER
IN PLACE CAP RATE	8.15%
TOTAL BUILDING SIZE	33,098 SF
TOTAL LOT SIZE	2.146 AC
ZONING	I-1 & PUD (JEFFCO)
TOTAL BUILDINGS	6
WALT	> 1 Year
SUBMARKET	Northwest Denver
TOTAL UNITS	13
OCCUPANCY	96.37%
LOADING	Drive In: 8' - 10'
CLEAR HEIGHT	9'6" - 18'

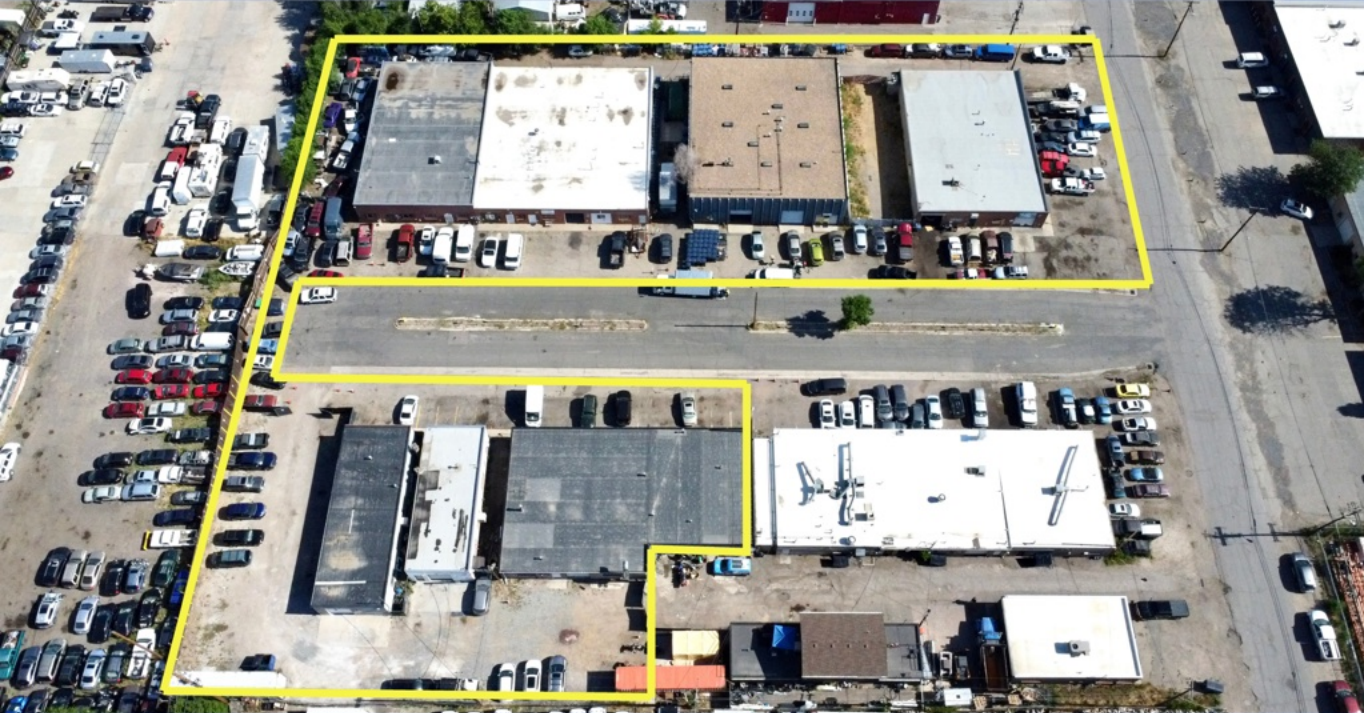
PROPERTY HIGHLIGHTS

- Rare small bay industrial portfolio with value add opportunity
- Above market entry cap rate
- Short WALT
- Northwest Denver Submarket
- Ability to raise rents
- Unincorporated Zoning allow for rare industrial uses



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Located in the highly sought after Northwest Denver Submarket, the property includes six buildings across 2.146 acres, totaling approximately 33,098 square feet. It offers 13 separate units, currently over 96% occupied.

Zoned I-1, with one property containing a P-D overlay, in unincorporated Jefferson County, the property supports a wide range of industrial and flex uses. Buildings feature customizable layouts, overhead doors, exterior yard areas, and ample on-site parking. The Northwest Submarket continues to see strong demand.

The property is conveniently positioned near major transportation corridors including I-70, I-76, and I-25, providing easy access.

With a short remaining WALT and over 96% occupancy, this portfolio delivers immediate cash flow today—and unlocks significant upside as near-term lease expirations create prime opportunities to raise rents and maximize value.

- Most buildings have a clear height of 9' 6" and grade level doors 8'-9'.



LOCATION MAP

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