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3 Months Free Rent
for Qualifying Leases

5455 W 56th Ave, Unit E, Arvada, CO 80002

Office/Flex Condo for Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Located in Ralston Business Park
- Fire Sprinkler
- Open 2-Story Office Layout
- Functional Warehouse Space (508 SF)
- 12' x 14' Drive-in Loading Door
- Ceiling in Warehouse 19'5"



UNIT SIZE: 4,147 SF

SALE PRICE: \$950,000.00

LEASE RATE: \$16.00/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

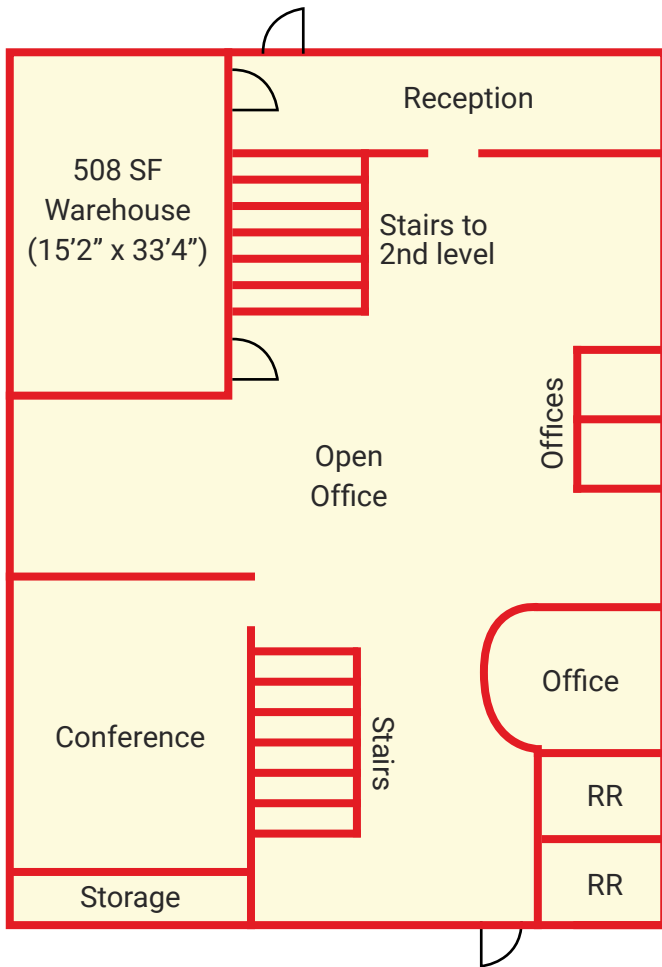
(720) 320-0366

steve@grubercr.com

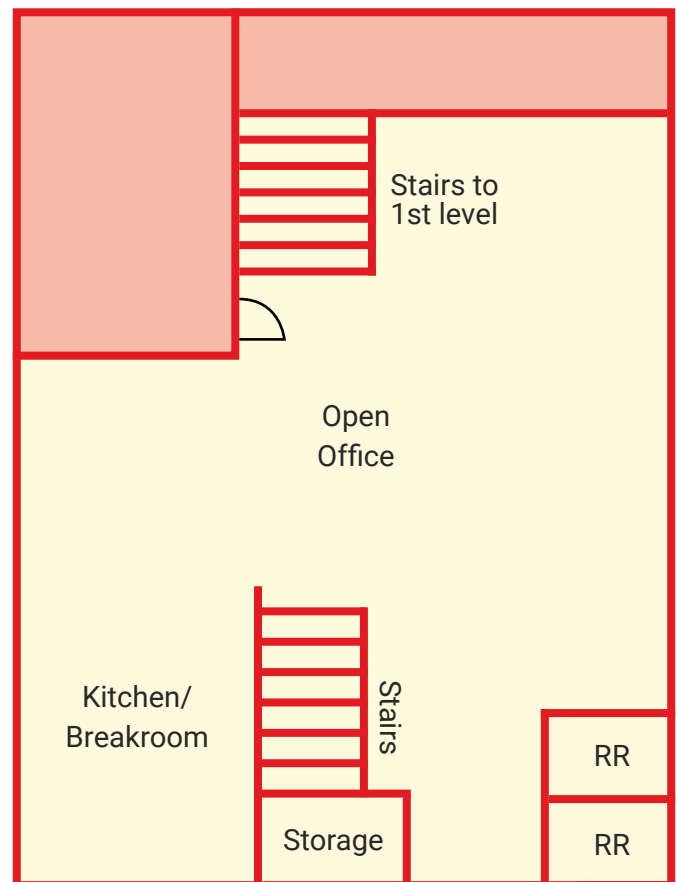
PROPERTY DETAILS

- **Unit Size:**
4,147 SF
- **Loading:**
1 grade-level door
- **Year Built:**
2004
- **Property Taxes:**
\$21,275.28 (2025)
- **Op Ex (with Taxes):**
\$7.48/SF (2026)

FLOOR PLAN: GROUND LEVEL



FLOOR PLAN: SECOND LEVEL



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