

Corner of 55th Ave & Harlan St
Arvada, Colorado

M B R C

Harlan
Industrial Park

AVAILABILITY:

5445 W 55th Ave:2,000 SF
6104 W 55th Ave:2,750 SF
6160 W 55th Ave:3,060 SF
(\$11-14/sf NNN*)

*NNN = \$4.36, AS OF 03/17/25



MICHAEL BLOOM
REALTY COMPANY



IMPORTANT FEATURES:

- LOADING: DRIVE-IN (OVERSIZED 12' DOORS)
- CLEAR HEIGHT: 14'
- ELECTRICAL: 3 PHASE
- NEWLY REMODELED OFFICE AREAS
- ATTRACTIVE BRICK FACADE
- **UNINCORPORATED JEFFERSON COUNTY**

PROPERTY DESCRIPTION:

CONVENIENTLY LOCATED OFF MARSHALL STREET, MINUTES FROM THE HARLAN EXIT (270) ON I-70 OR THE SHERIDAN EXIT (1B) ON I-76. EASY ACCESS FROM WADSWORTH OR SHERIDAN BOULEVARD.

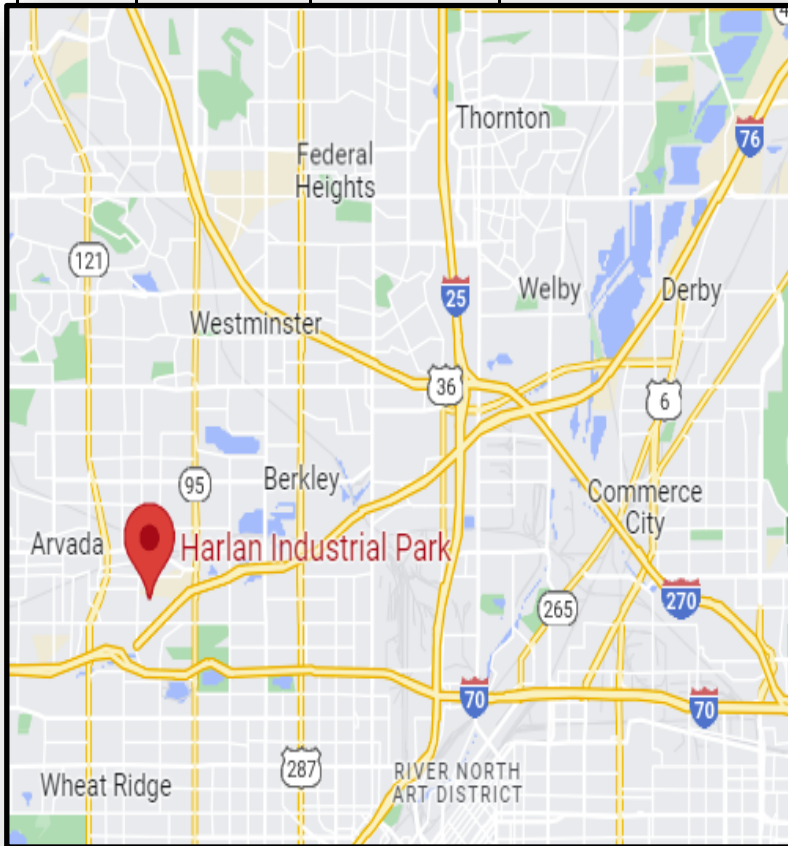
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Arvada, Colorado

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Space Availability:

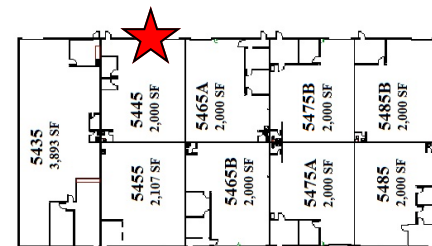
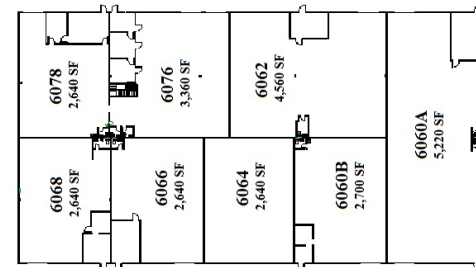
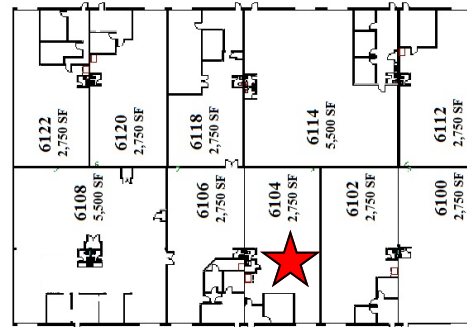
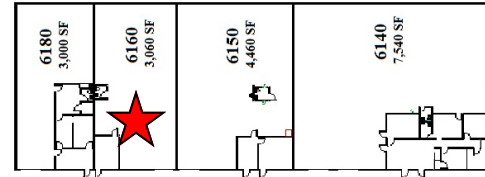
Unit	Total SF	Office SF	Loading
5445	2,000	0	1 - 12'X10' Drive-In
6104	2,750	400	1 - 12'X10' Drive-In
6160	3,060	400	1 - 12'X10' Drive-In



Brokerage Disclosure



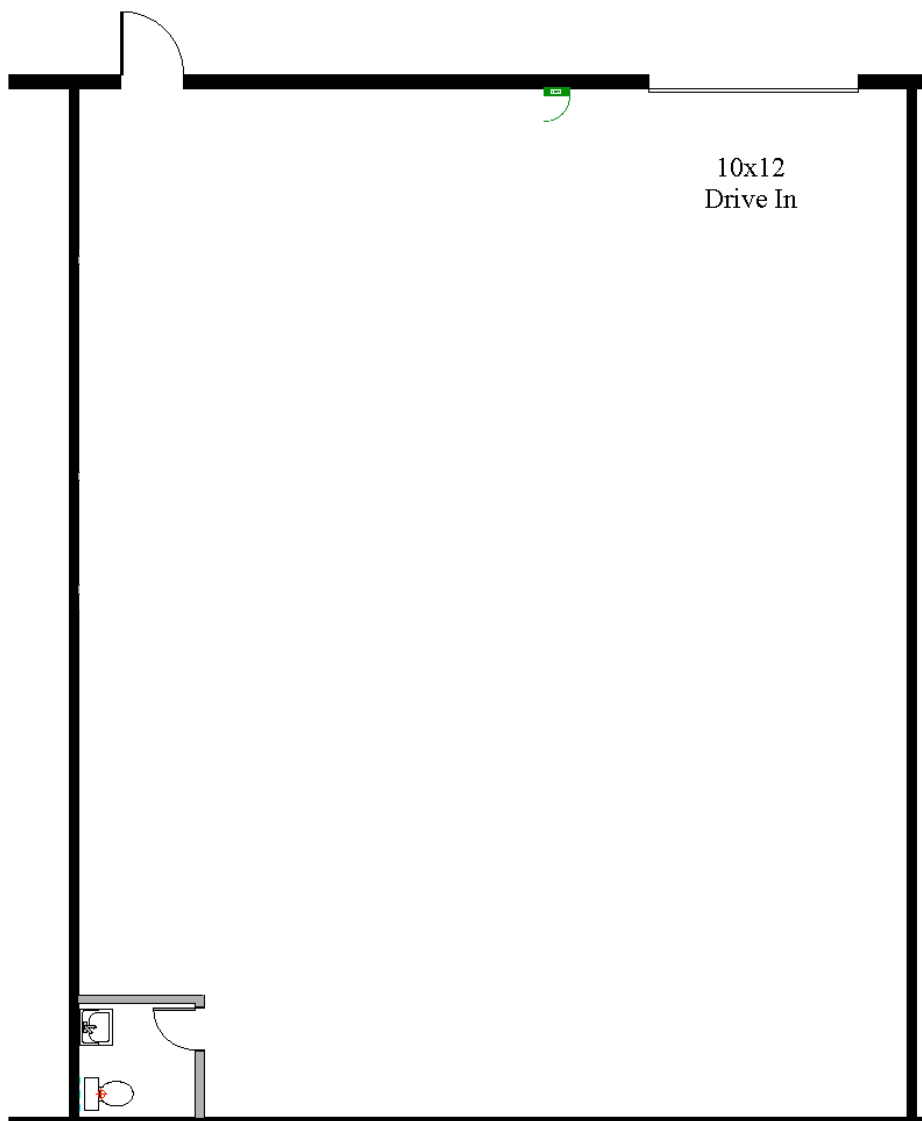
Harlan Complex



WEST 55TH AVENUE

HARLAN STREET

5445 West 55th



1

Floorplan

2,000 SF

Scale: 1/8" = 1'-0"

MICHAEL BLOOM
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300 South Jackson Street, Suite 440

Denver, CO 80209

303-295-2525

mbloom@michaelbloomrealty.com

www.michaelbloomrealty.com

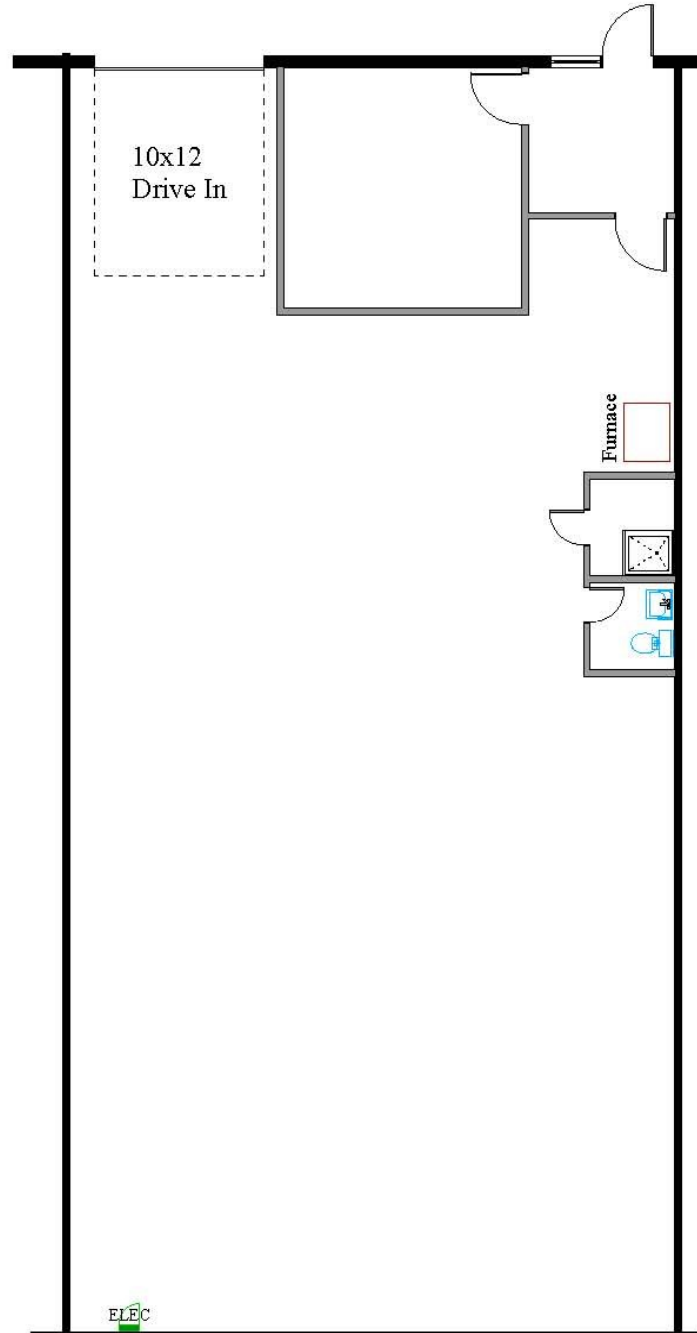
6/14/08

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6104 West 55th



1

Floor Plan 2,750 sf
Scale: 1" = 10 ft

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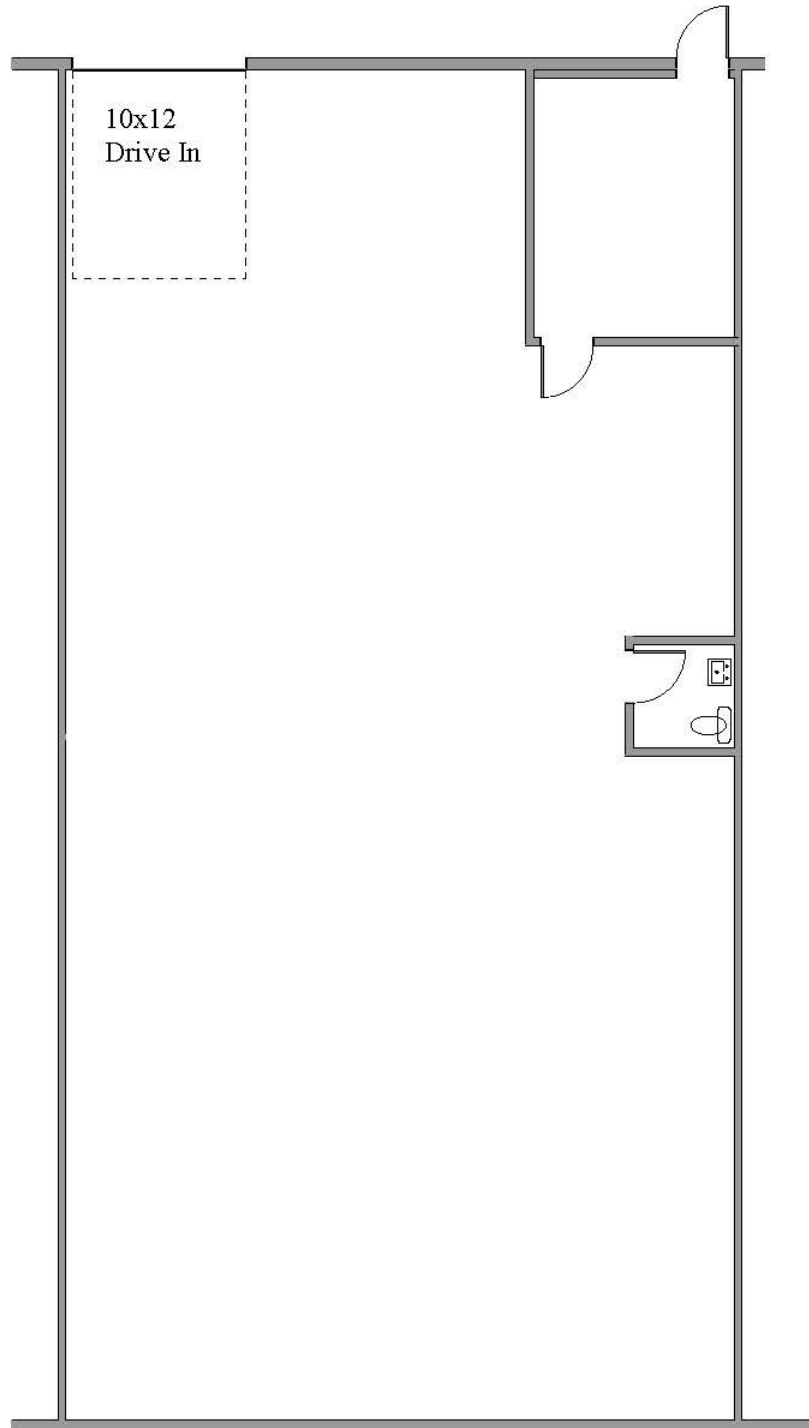
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1

Floor Plan
Scale: 1" = 10 ft

3,060 sf