

FOR LEASE:

5815 Unit 2B&2PB/2C&2PC 10,928 SF
Divisible to (2B/2PB)..... 5,645 SF
Divisible to (2C/2PC)..... 5,283 SF
(\$11-14/SF NNN*)

*NNN=\$4.45 as of 03/17/25



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

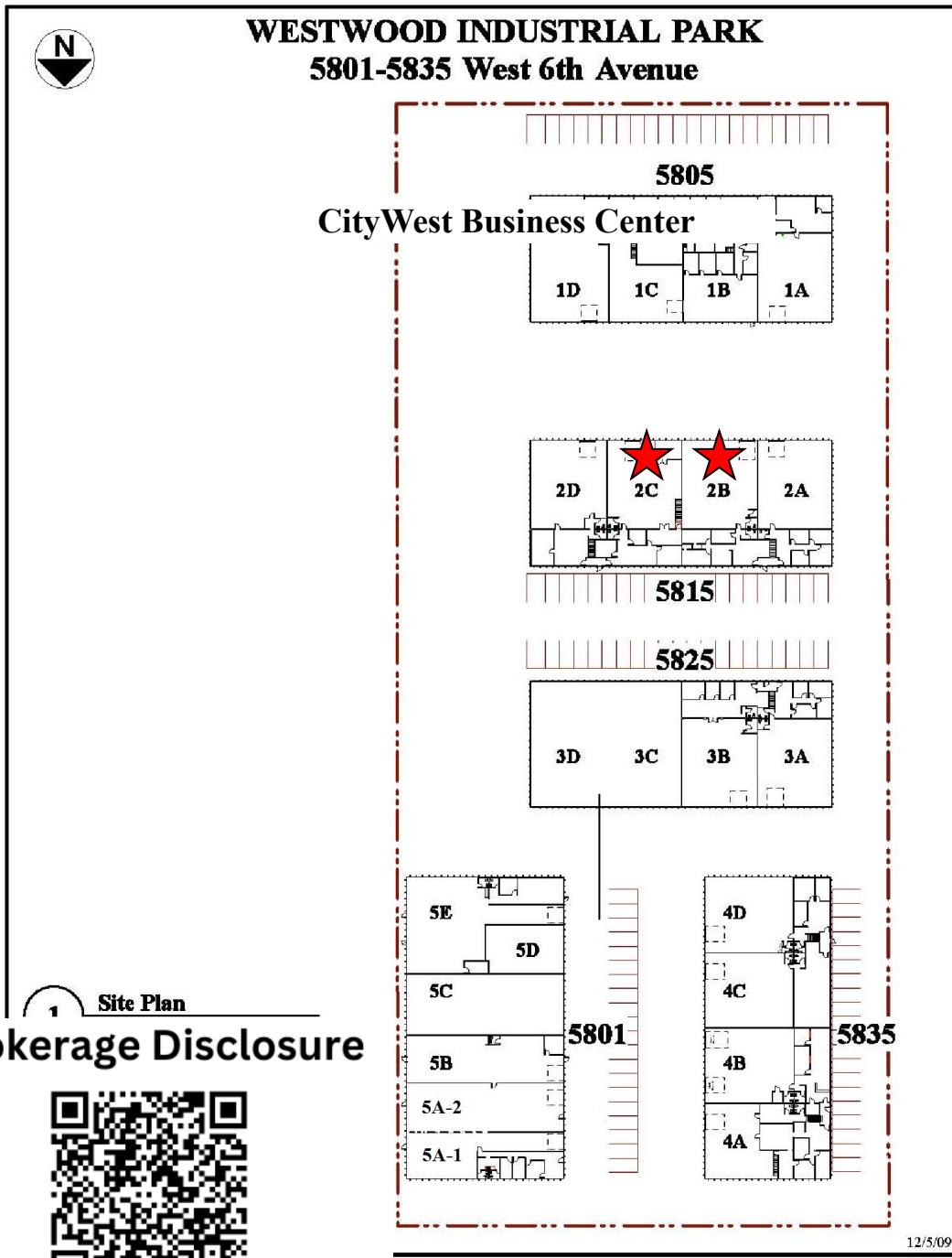
MICHAEL BLOOM
REALTY COMPANY



5801 - 5835 West 6th Avenue Lakewood, Colorado

M B R C

Available	Total SF	Office SF	Loading	Power
5815 Unit 2B/2PB & 2C/2PC	10,928	3,400	2 Drive-In	Heavy 3 Phase



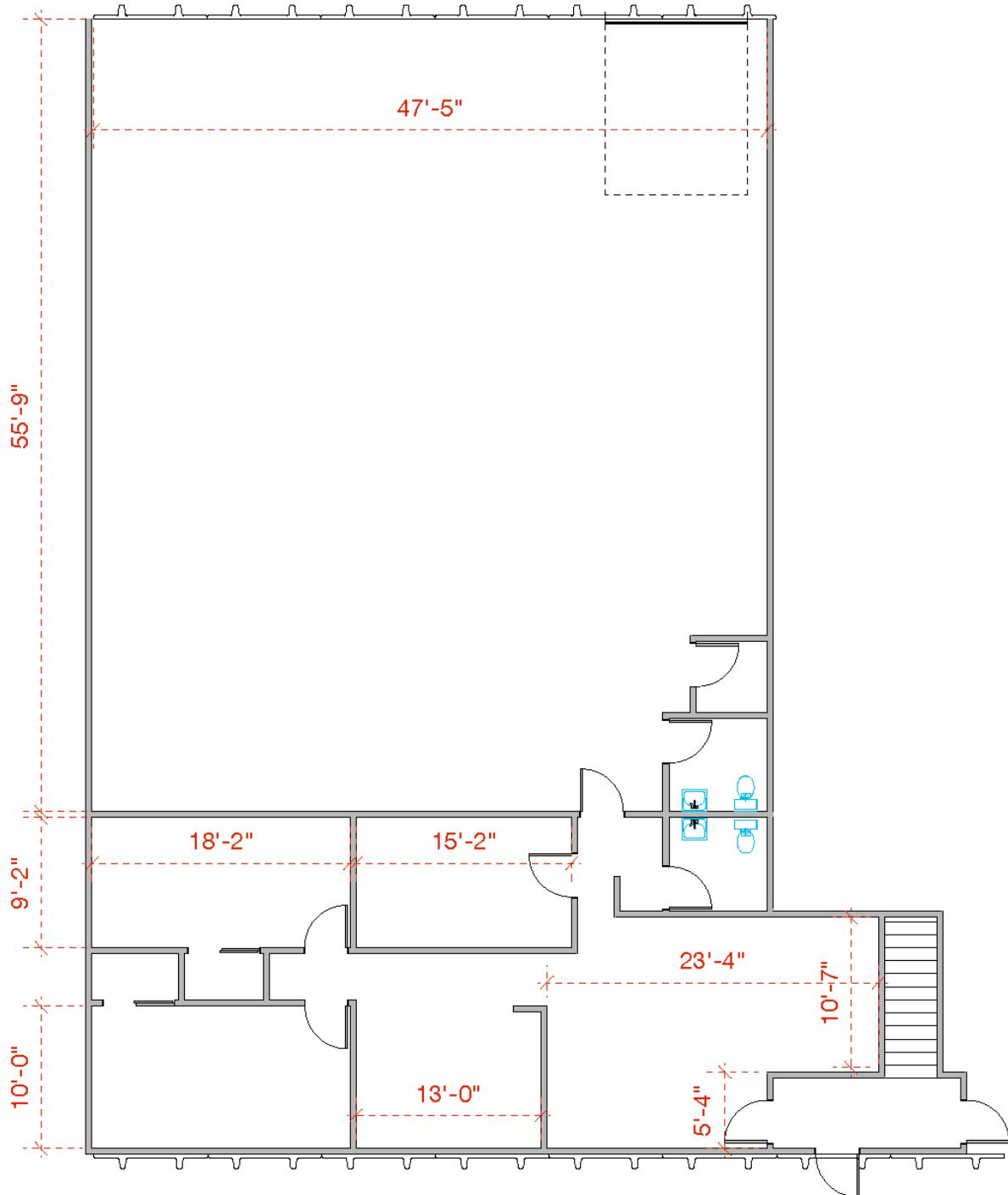
Brokerage Disclosure



5815 Unit 2B

M B R C

5815 West 6th Avenue Unit 2B



MICHAEL BLOOM
REALTY COMPANY

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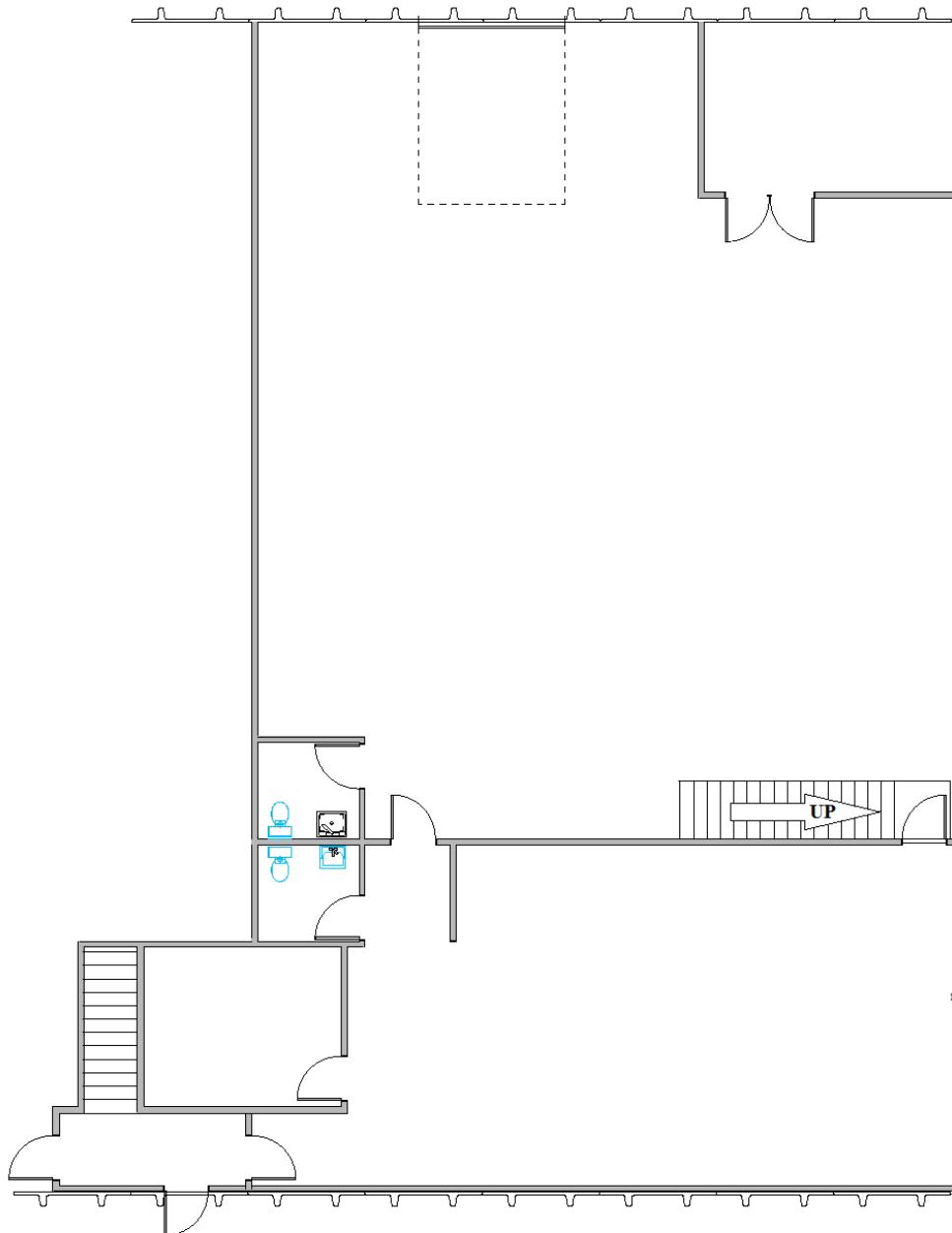
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Floor Plan
Scale: 1" = 10 ft

4,055 rsf

5815 Unit 2C

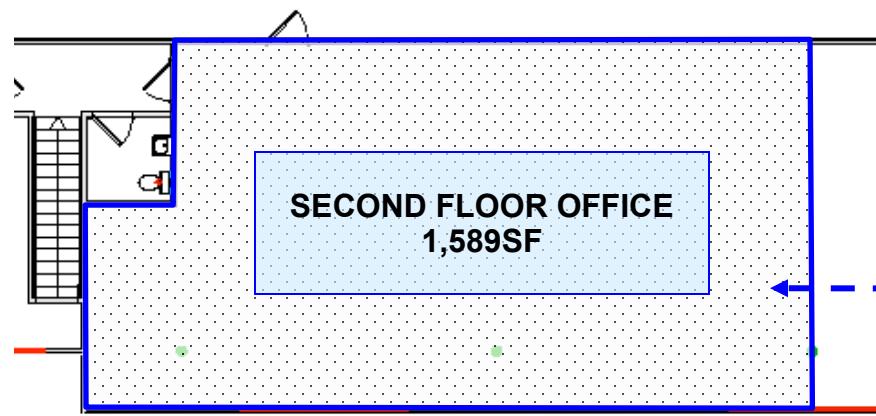
M B R C



5815 2C

First Floor: 3,694SF
Second Floor: 1,589SF
TOTAL: 5,283SF

Stairs
Leading to
Second
Floor Office



Second Floor
Office Above First
Floor Warehouse