

5801 - 5835 West 6th Avenue  
Lakewood, Colorado

M B R C

CityWest  
Business Center

## 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

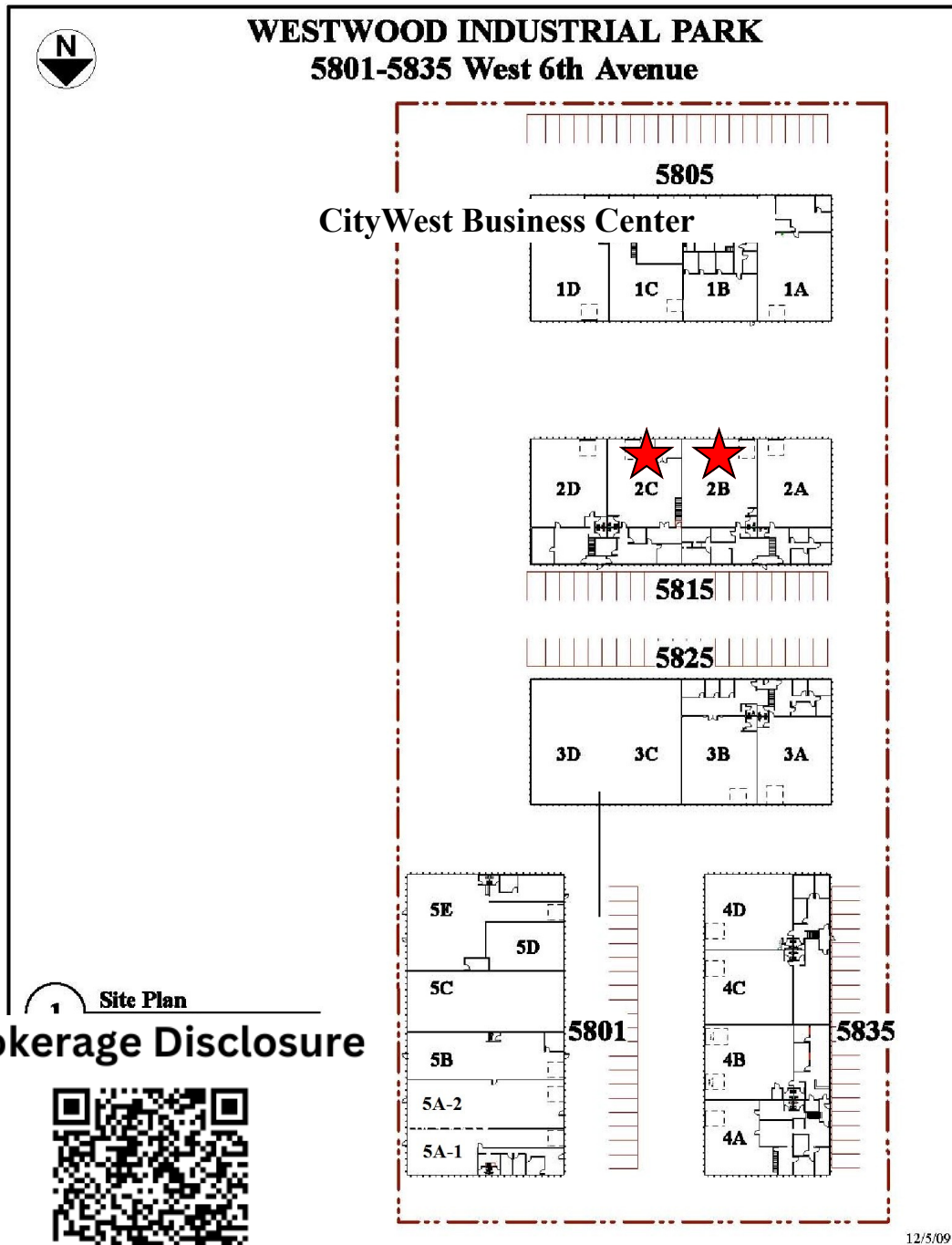
**MICHAEL BLOOM**  
REALTY COMPANY



# 5801 - 5835 West 6th Avenue Lakewood, Colorado

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



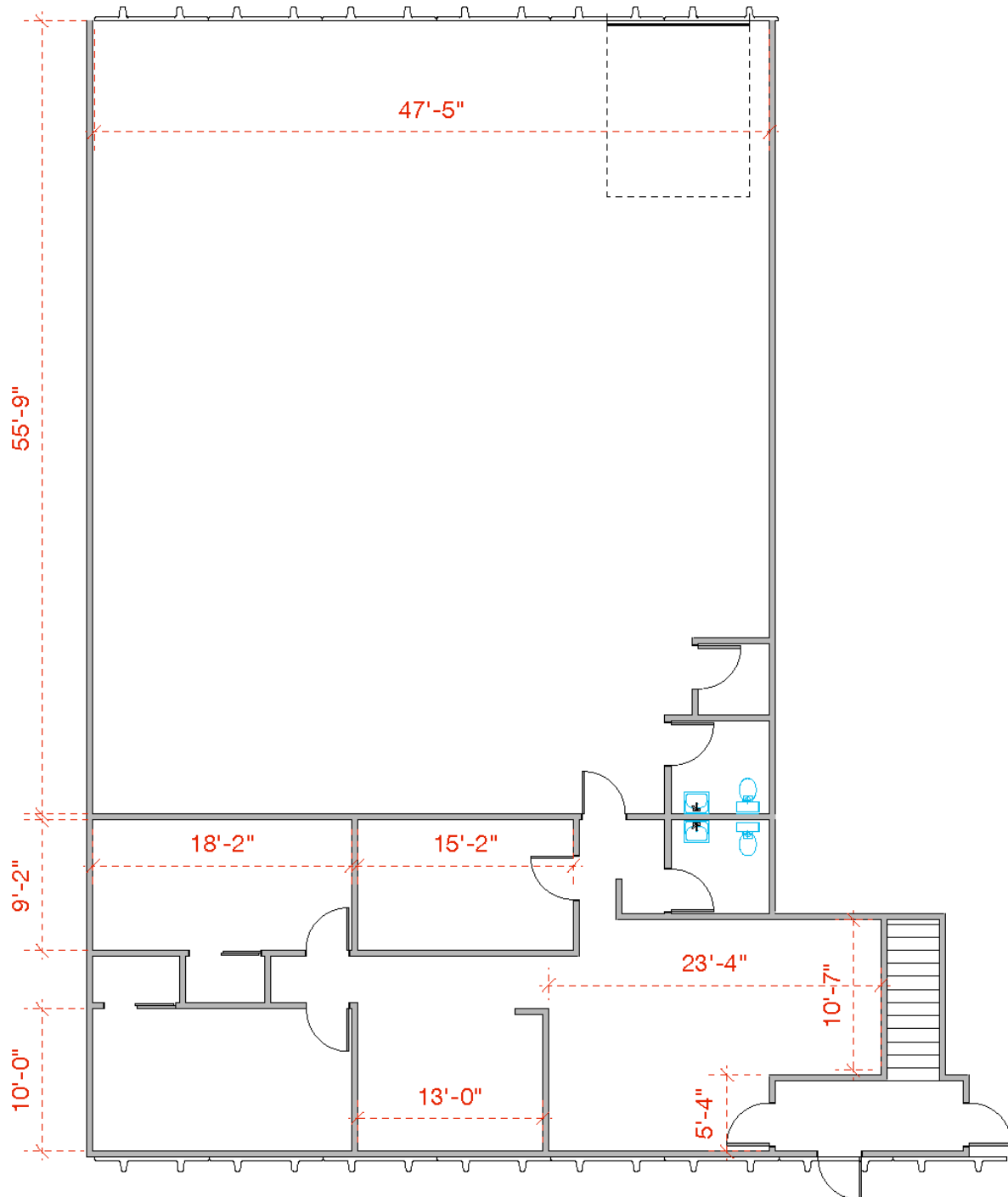
**Brokerage Disclosure**



# 5815 Unit 2B

M B R C

## 5815 West 6th Avenue Unit 2B



### **MICHAEL BLOOM** REALTY COMPANY

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www.michaelbloomrealty.com

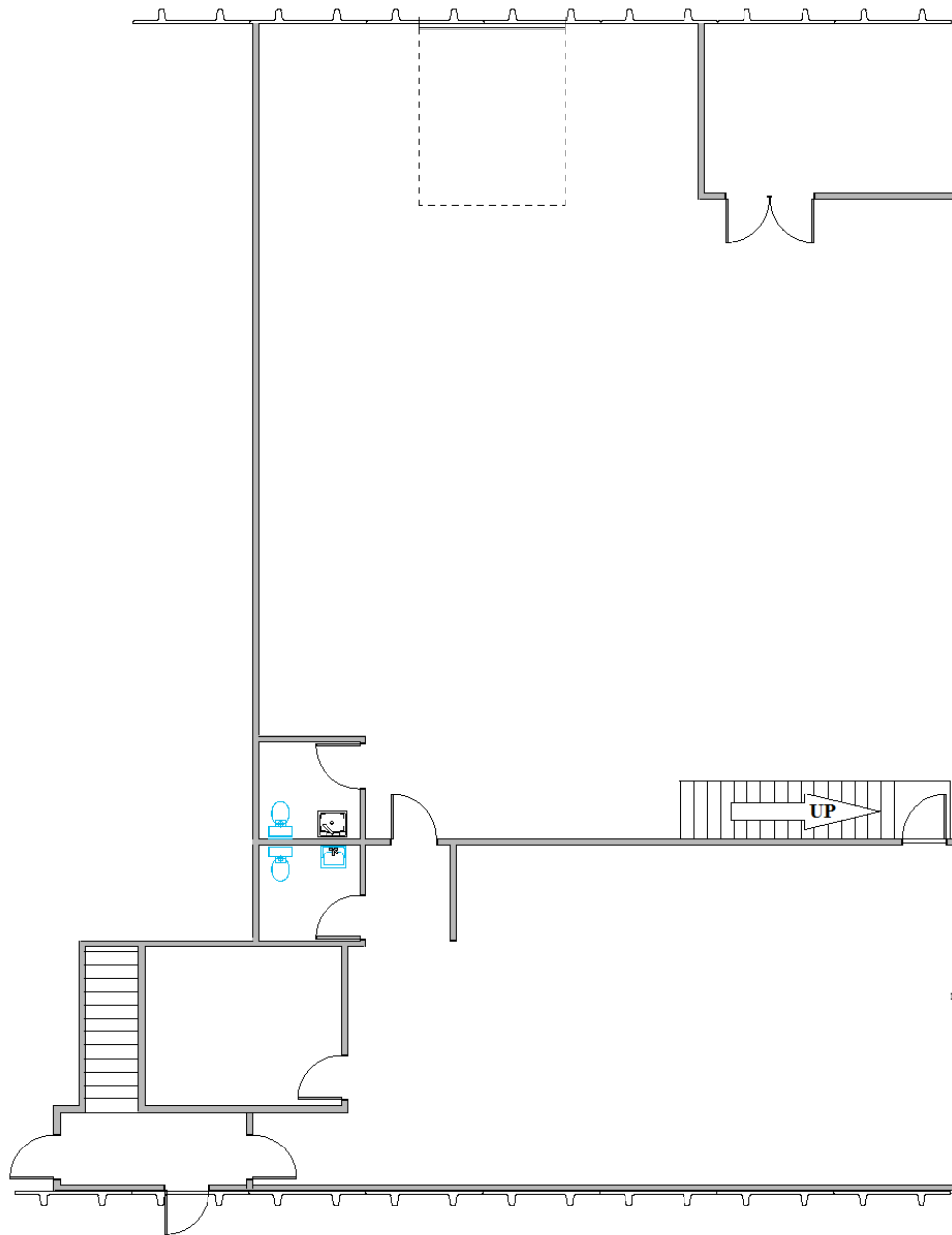
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Floor Plan  
Scale: 1" = 10 ft

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

**SECOND FLOOR OFFICE**  
1,589SF