

# For Lease

Industrial Space

## Highlights

- › 1,500 SF Secured Yard Area
- › Whiteboxed Warehouse
- › New Office Finish
- › Rare Small-bay West Denver Warehouse Unit
- › Ideally Configured Office Finish

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## END CAP UNIT WITH SECURED YARD

# 5930 Ingalls Street

Arvada, CO 80003

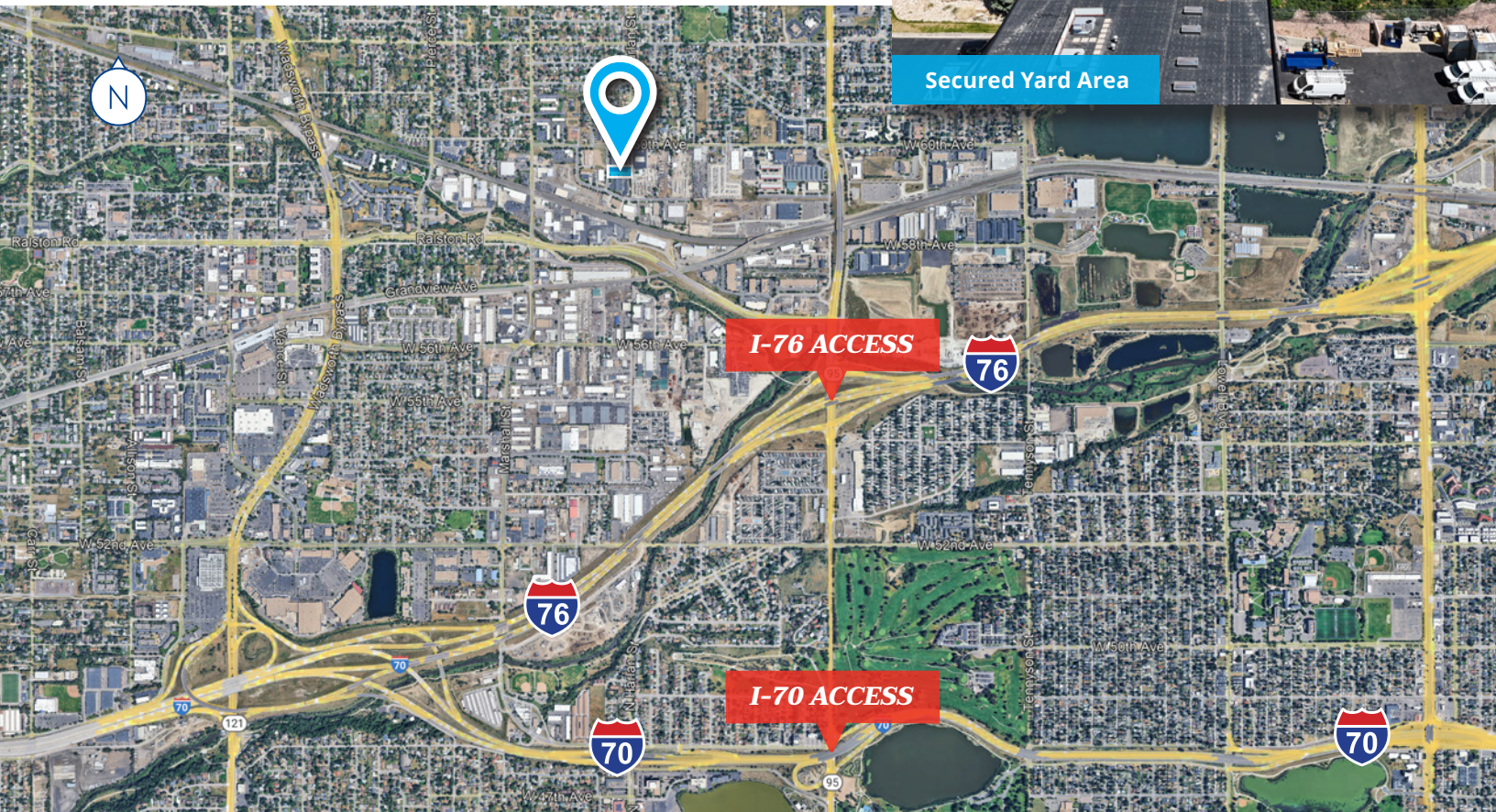
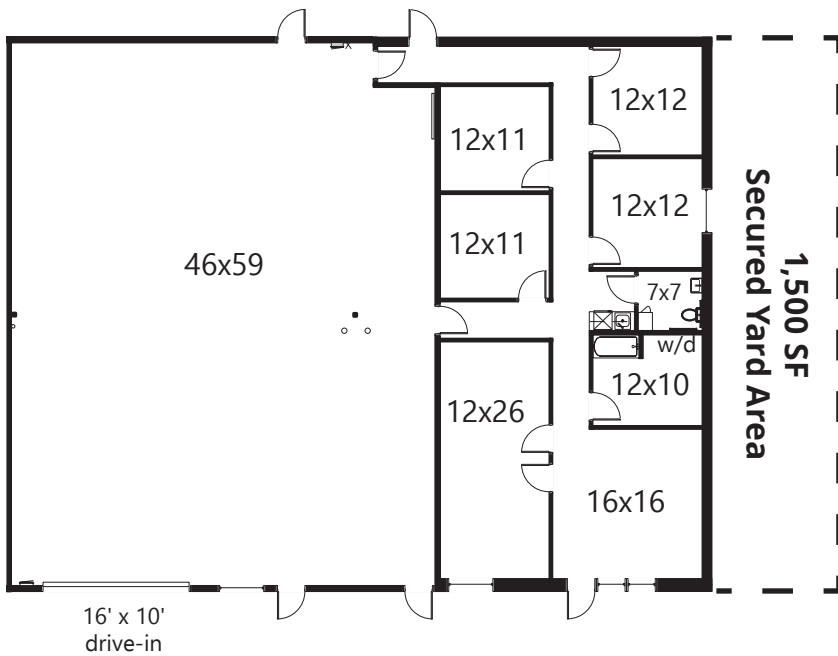
Available:	Immediately
Size:	4,681 SF
Office:	1,856 SF (will demo)
Lease Rate:	\$12.75/SF NNN
2025 Op. Ex.:	\$7.35/SF
Loading:	One (1) Drive-In (16' x 10')
Power:	TBV
Clear Height:	14'
Sprinklered:	No
Zoning:	I-2
Year Built:	2001







# Floor Plan



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