

Corner of 55th Ave & Harlan St
Arvada, Colorado

M B R C

Harlan
Industrial Park



AVAILABILITY:

6140 W 55th Ave:7,540 SF (\$11/sf NNN*)

*NNN = \$4.40, AS OF 12/31/23

MICHAEL BLOOM
REALTY COMPANY



IMPORTANT FEATURES:

- LOADING: DRIVE-IN (OVERSIZED 12' DOORS)
- CLEAR HEIGHT: 14'
- ELECTRICAL: 3 PHASE
- NEWLY REMODELED OFFICE AREAS
- ATTRACTIVE BRICK FAÇADE
- YARD SPACE AVAILABLE
- **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.

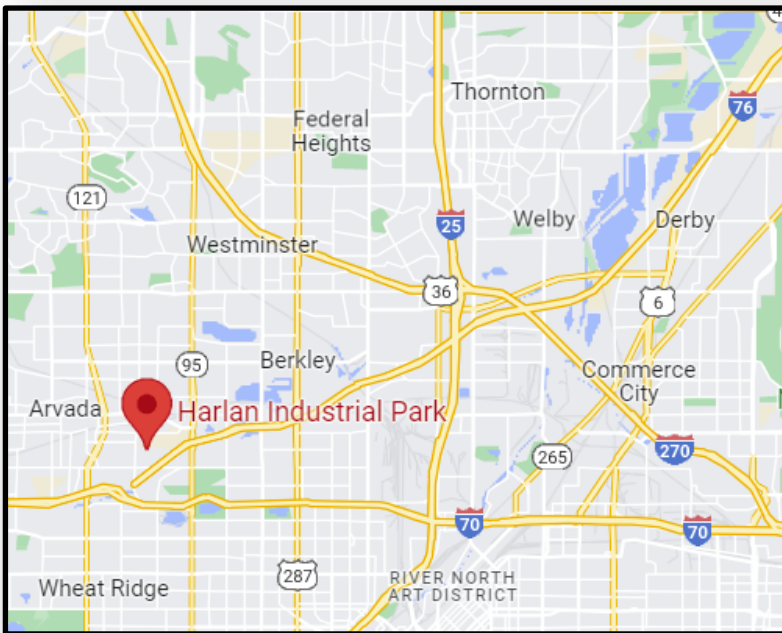
Corner of 55th Ave & Harlan St
Arvada, Colorado

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Space Availability:

Unit	Total SF	Office SF	Loading
6140	7,540	1,330	2 Drive-In



Brokerage Disclosure



Harlan Complex

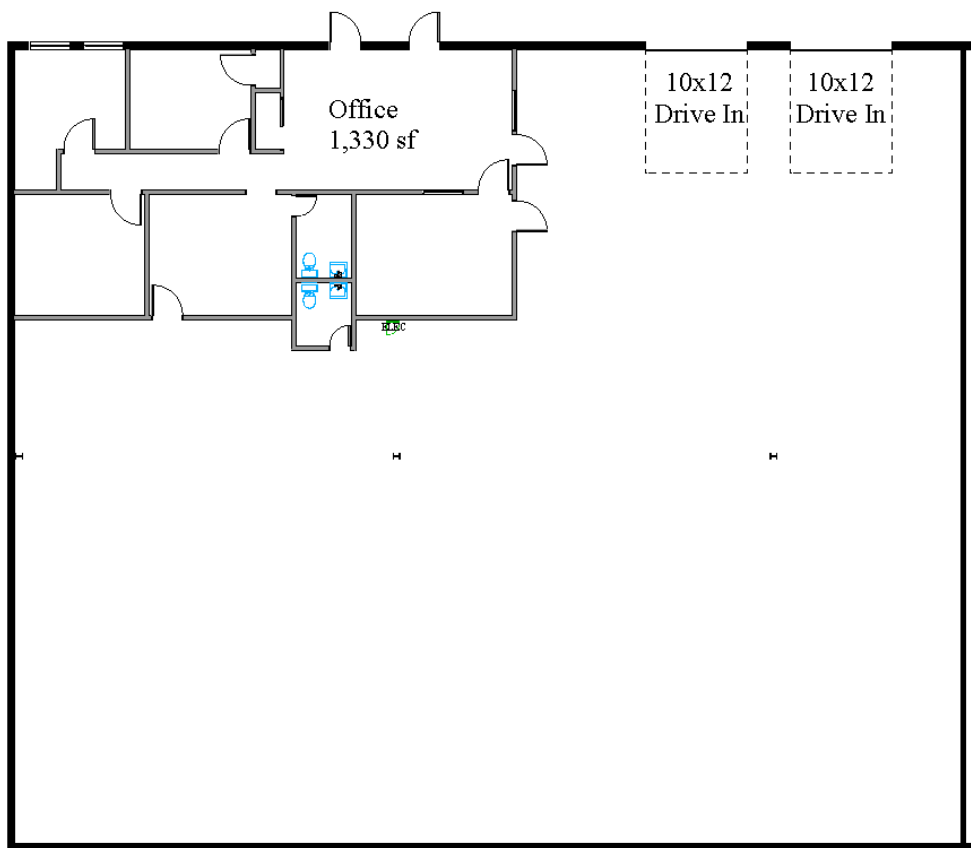
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WEST 55TH AVENUE

HARLAN STREET

The floor plan shows a grid of industrial units. Unit 6140 is highlighted with a red star. Other units and their square footages are: 6180 (3,000 SF), 6160 (3,000 SF), 6150 (4,460 SF), 6140 (7,540 SF), 6122 (2,750 SF), 6120 (2,750 SF), 6118 (2,750 SF), 6114 (5,500 SF), 6112 (2,750 SF), 6108 (5,500 SF), 6106 (2,750 SF), 6104 (2,750 SF), 6102 (2,750 SF), 6100 (2,750 SF), 6078 (2,640 SF), 6076 (3,360 SF), 6062 (4,560 SF), 6060A (5,220 SF), 6068 (2,640 SF), 6066 (2,640 SF), 6064 (2,640 SF), 6060B (2,700 SF), 5435 (3,893 SF), 5445 (2,000 SF), 5465A (2,000 SF), 5475B (2,000 SF), 5485B (2,000 SF), 5455 (2,107 SF), 5465B (2,000 SF), 5475A (2,000 SF), 5485 (2,000 SF).

6140 West 55th



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1 Floor Plan 7,540sf
Scale: 1/16" = 1'-0"