

Corner of 55th Ave & Harlan St
Arvada, Colorado

M B R C

Harlan
Industrial Park

AVAILABILITY:

5455 W 55th Ave:2,000 SF (\$11/sf NNN*)
6068 W 55th Ave:2,640 SF (\$11/sf NNN*)
6076 W 55th Ave:3,360 SF (\$11/sf NNN*)
6108 W 55th Ave:5,500 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 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.

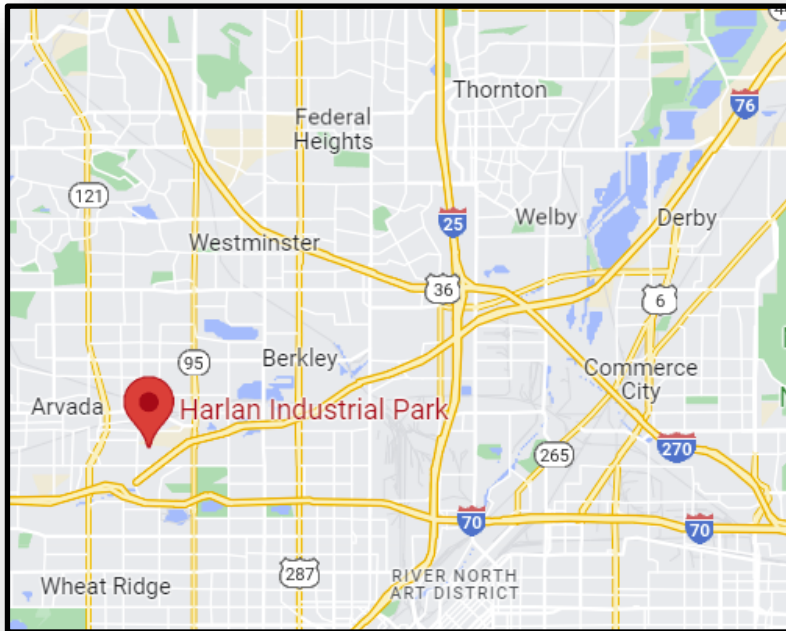
Corner of 55th Ave & Harlan St
Arvada, Colorado

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Space Availability:

Unit	Total SF	Office SF	Loading
5455	2,000	250	1 - 12'X10' Drive-In
6068	2,640	400	1 - 12'X10' Drive-In
6076	3,360	450	2 - 12'X10' Drive-In
6108	5,500	500	2 - 12'X10' Drive-In



Brokerage Disclosure

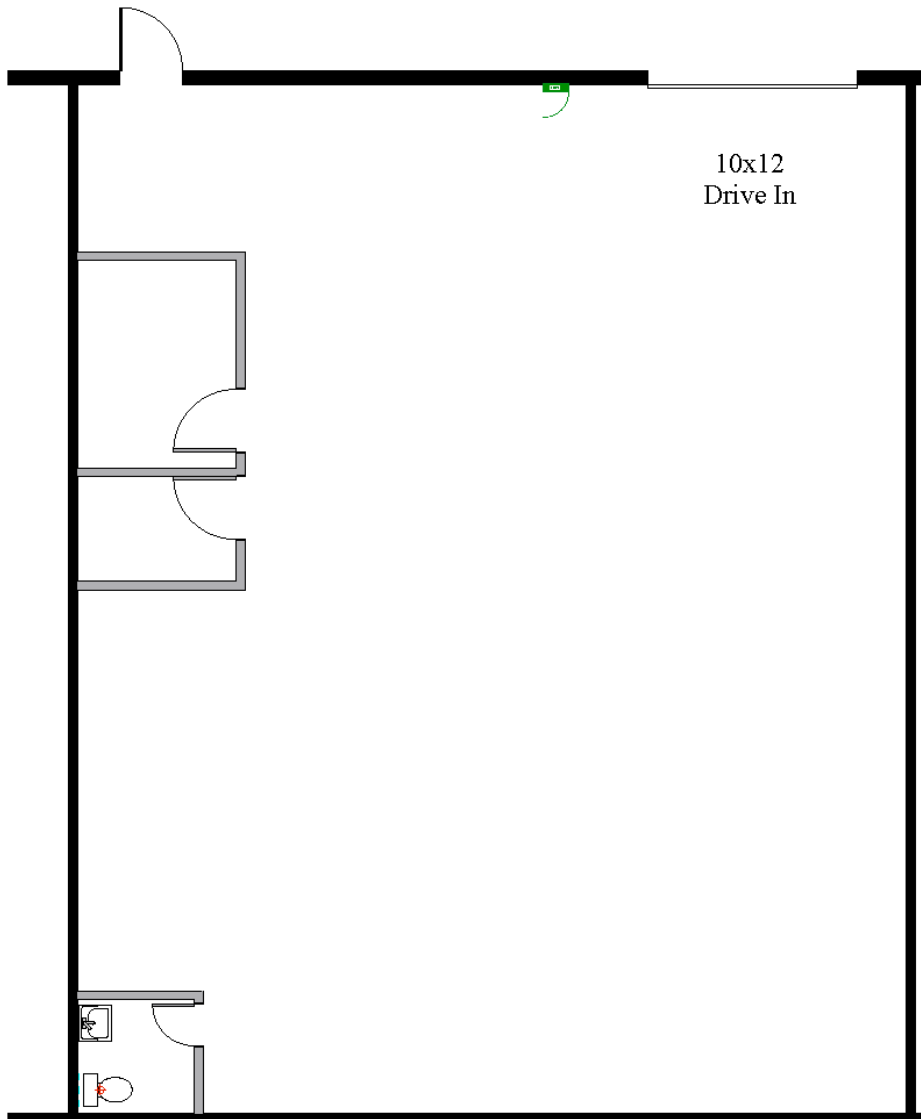


Harlan Complex

WEST 55TH AVENUE

HARLAN STREET

5445 West 55th



1 **Floorplan** 2,000 SF
Scale: 1/8" = 1'-0"

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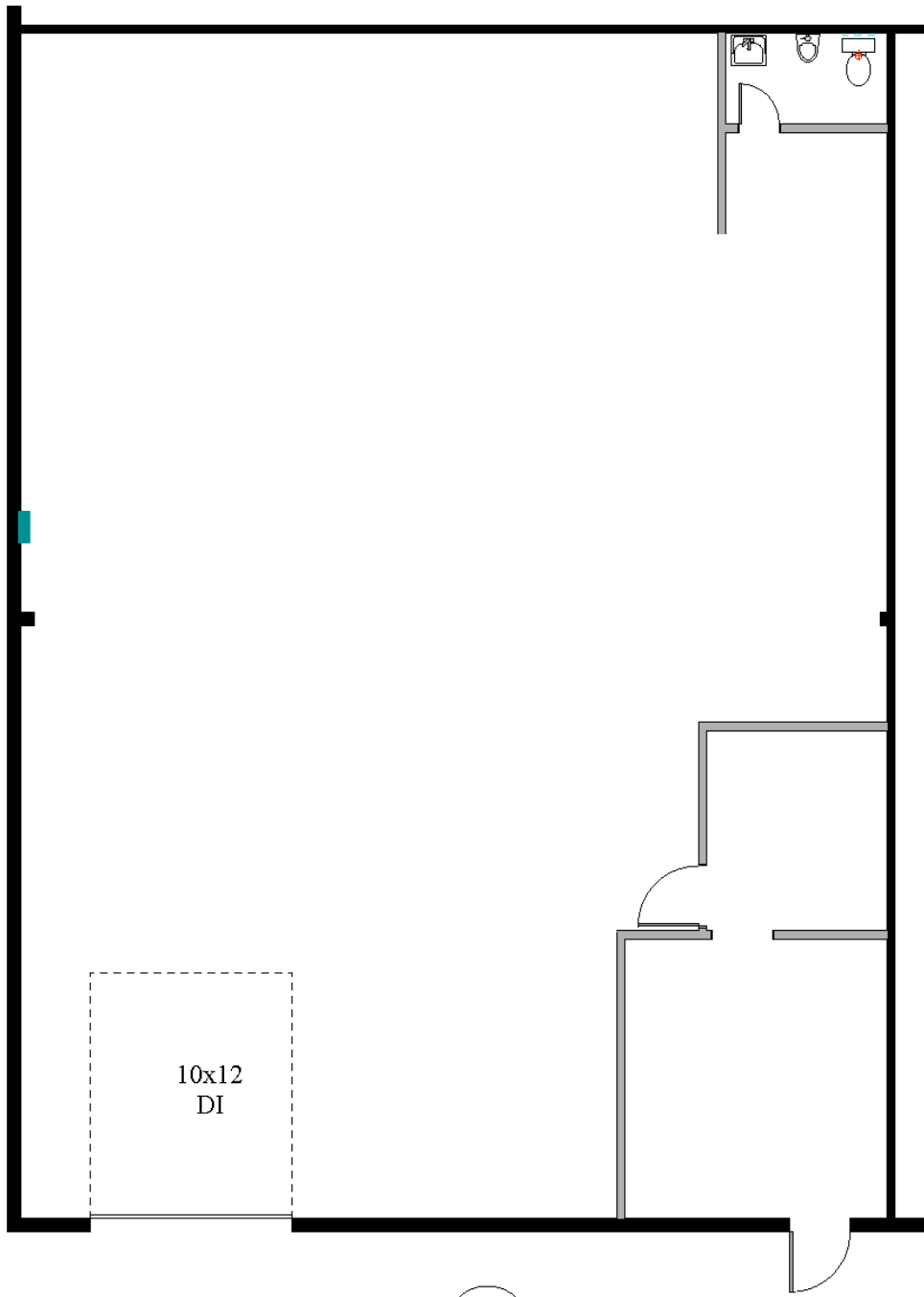
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Floor Plan
Scale: 1/8" = 1'-0"

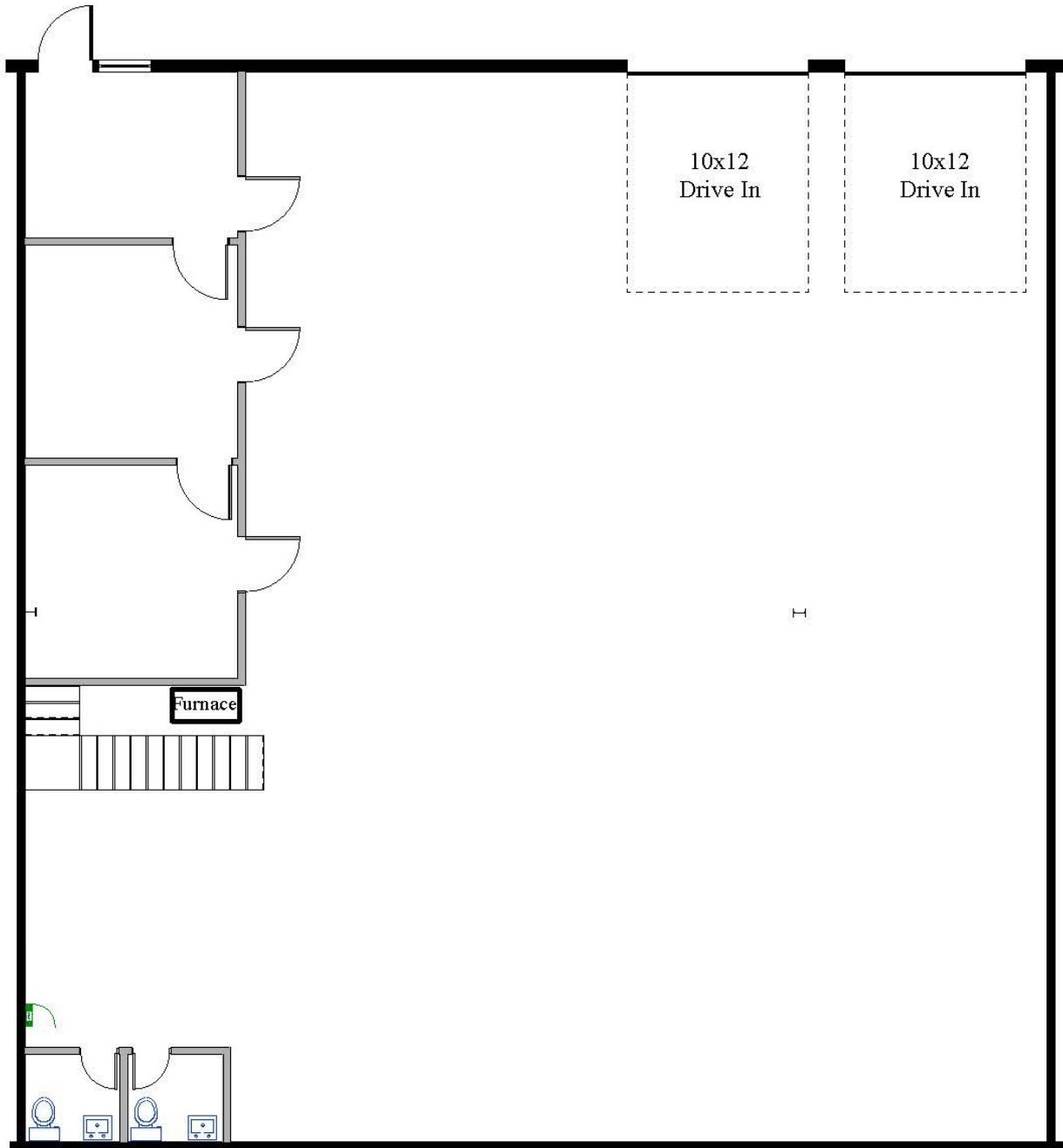
2,640 sf

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6076 West 55th



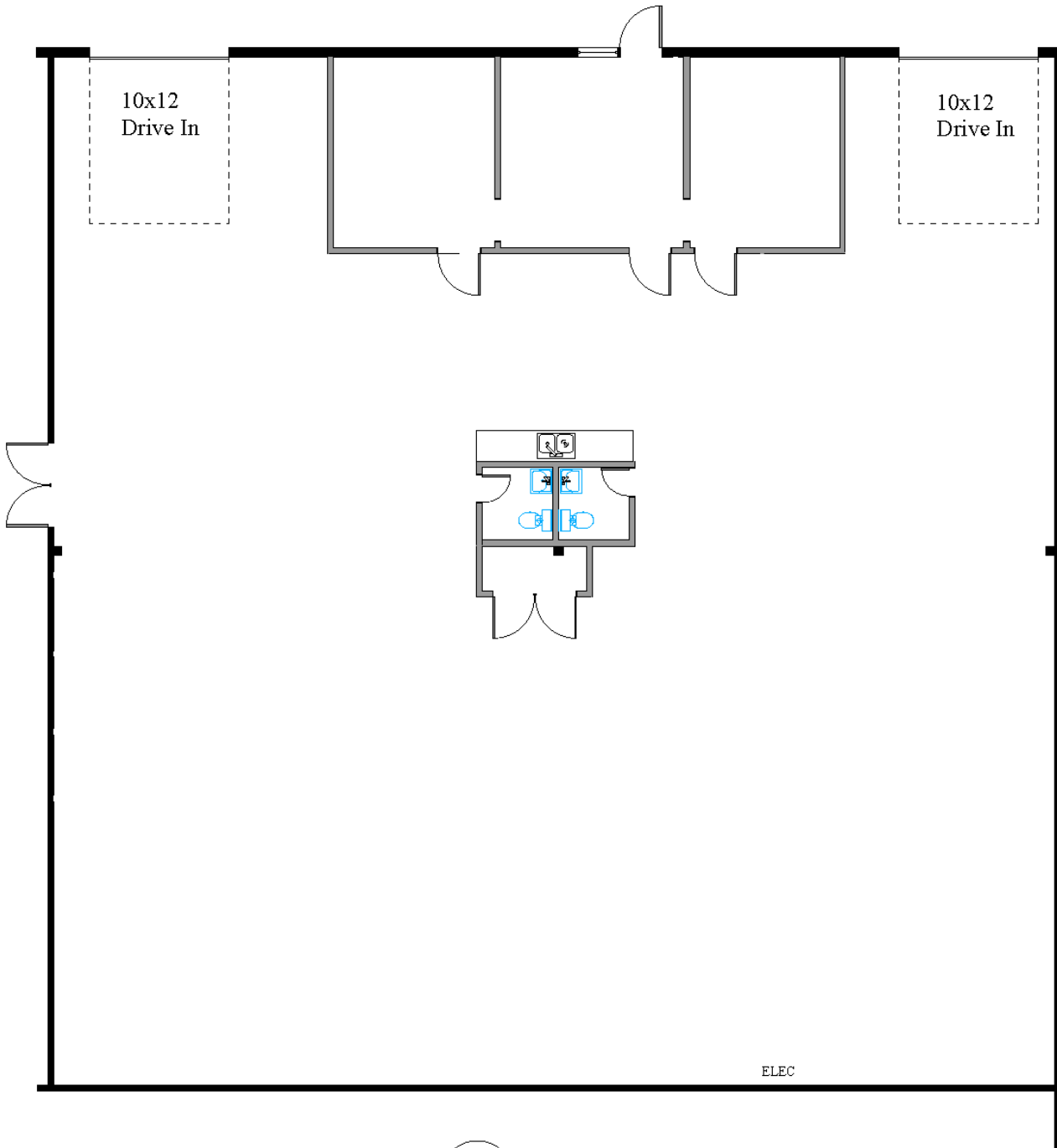
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Floor Plan
Scale: 1/8" = 1'-0"

3,360 sf

6108 West 55th



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Floor Plan

Scale: 1" = 10'-0"