

FOR LEASE

INDUSTRIAL PORTFOLIO



55th and Harlan Industrial Portfolio Arvada, CO 80002

Property Highlights

- » Hard to Find Auto Use Allowed with Outdoor Storage
- » Rare Small Bay Industrial Opportunity in the Highly Sought After Northwest Denver Submarket
- » Functional Drive-In Loading with Flexible Warehouse Configurations
- » Dedicated Outdoor Yard / Laydown Space Ideal for Contractors, Storage, & Fleet Operations
- » Excellent Access to I-70, I-76, US-36, & Downtown Denver
- » Strategic Location Serving Arvada, Wheat Ridge, Westminster & Denver Metro
- » Ample On-Site Parking with Easy Truck & Van Maneuverability

Property Details

Available SF:	1,900 - 5,350
Total Portfolio SF:	39,960 SF
Zoning	I-1
Clear Heights	12'-14'
Units Available	4

Lease Rate: Contact Broker

For more information:

TAYLOR ROY
949-701-0164
taylor@malmacre.com

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Availability

6000 W. 55th Avenue	1,900 SF
6050 W. 55th Avenue	2,500 SF
6075 W. 55th Avenue	1,800 SF
6085/6095 W. 55th Avenue	5,350 SF
6090 W. 55th Avenue	4,000 SF

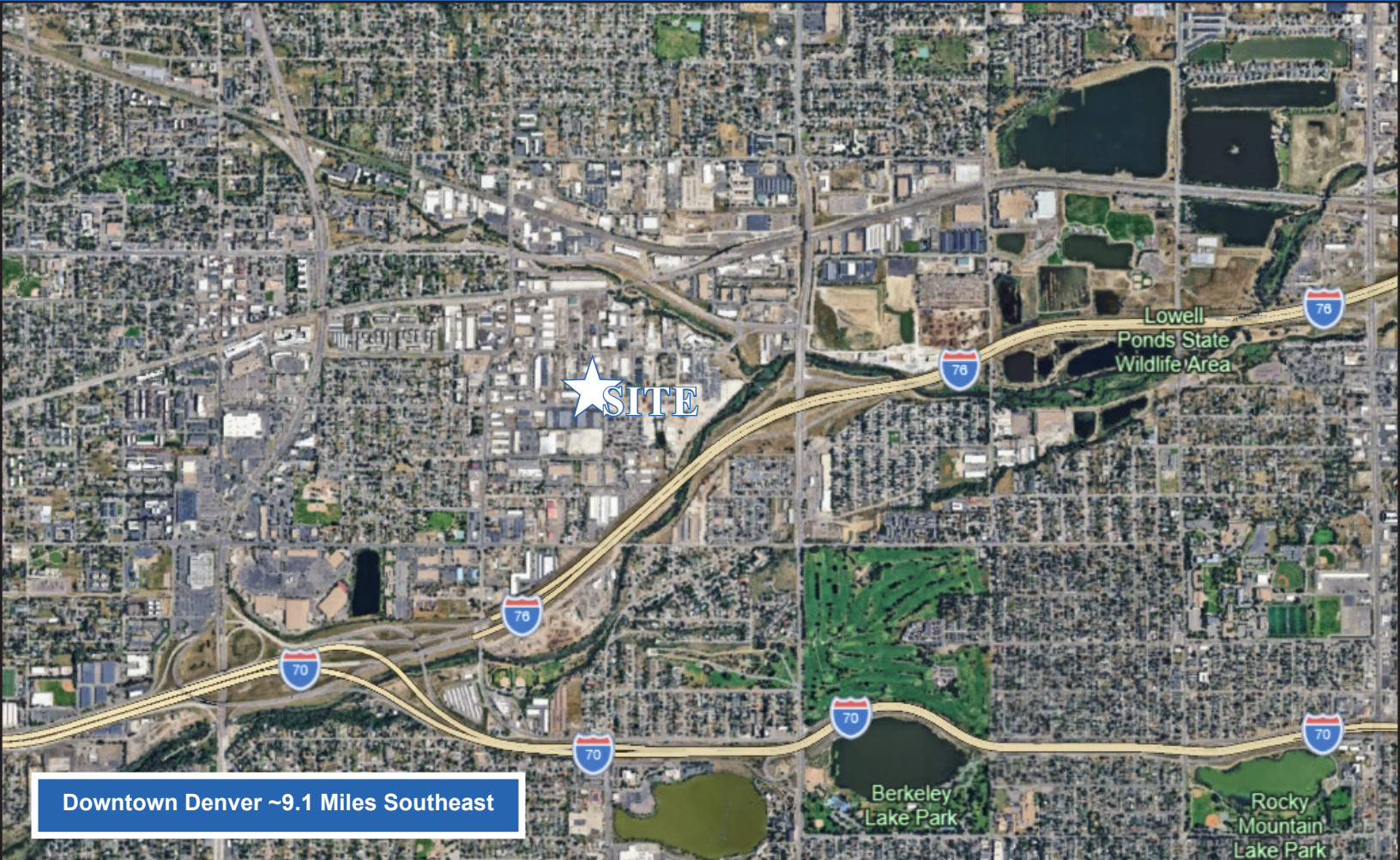


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Traffic Counts

WADSWORTH BYPASS / 58TH AVE & RALSTON RD	42,000
SHERIDAN BLVD & 58TH AVE	41,000
WADSWORTH BYPASS & GRANDVIEW AVE	47,000

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