

Ralston Business Park | 5525 West 56th Avenue

Arvada, Colorado 80002

**March 1, 2026, Unit 200 & Unit 100
Both Soon Available for Lease**



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Industrial/Warehouse/Office Spaces Available March 1, 2026

PROPERTY OVERVIEW

Building	5525 W 56th Ave
Unit & Footage	Unit 200 10,283 sf
Unit & Footage	Unit 100 14,927 sf
Asking Rate	\$14.50 NNN
Both Available	03.01.2026
Usage	Warehouse/Offices
Bathrooms	Both floors
Ceiling Height	Approx 28 ft clear
Sprinkled	Yes
Loading Dock	Multiple Dock High Doors
Loading Option	Dock with Leveler
Loading Drive	Multiple
Parking	72 spaces (1.5 per 1,000sf)
Zoning	CC-A
Year Built	2008

Ralston Business Park at 5525 West 56th Avenue is an Industrial complex with access to nearby I-76 and I-70. Its showcase exterior contemporary design with loading areas in the rear, unique see-through windows from upper offices into the warehouse, as well as ample parking makes this property an opportunity worth looking into. Currently this property is fully leased, but on **March 1, 2026, Unit 200 and Unit 100 will be opening up for Lease**. Please call for more information.

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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

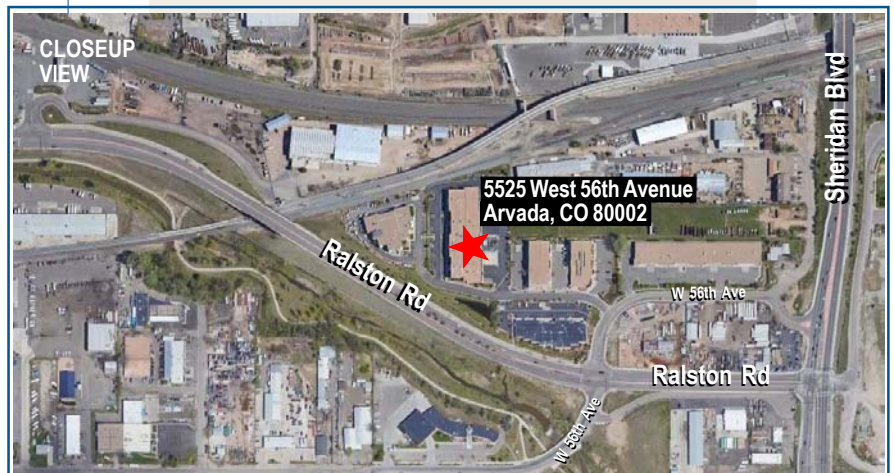
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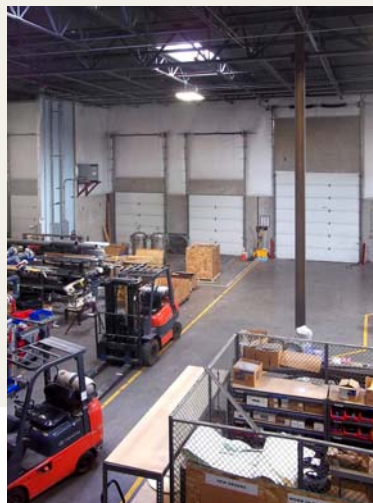
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Ralston Business Park



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Call for more detailed information

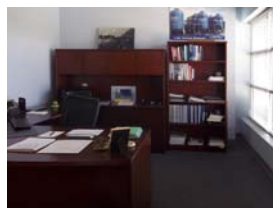
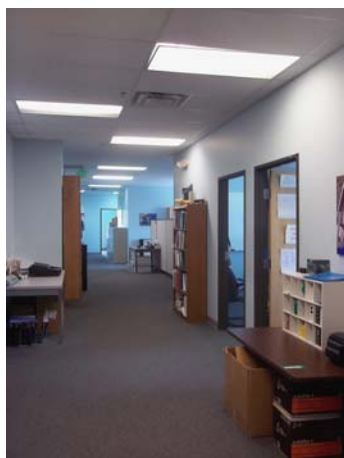
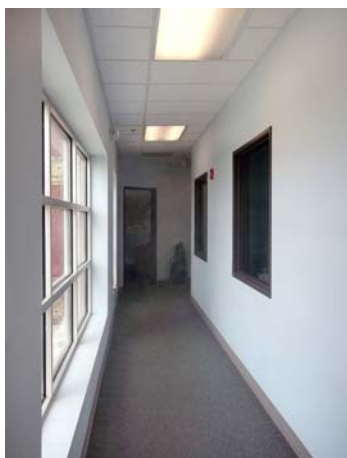
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**Industrial | Warehouse | Office Space
Available in March 2026**

► **10,283 sf Unit 200 | 14,927 sf Unit 100**
Both Available March 1, 2026

PROPERTY HIGHLIGHTS

- Contemporary Exterior Styling ◀
- Industrial Development Park ◀
- Various Loading Options ◀
- Near Access to I-76 and I-70 ◀
- High 28 ft Warehouse Ceilings ◀
- Ample on-site parking ◀



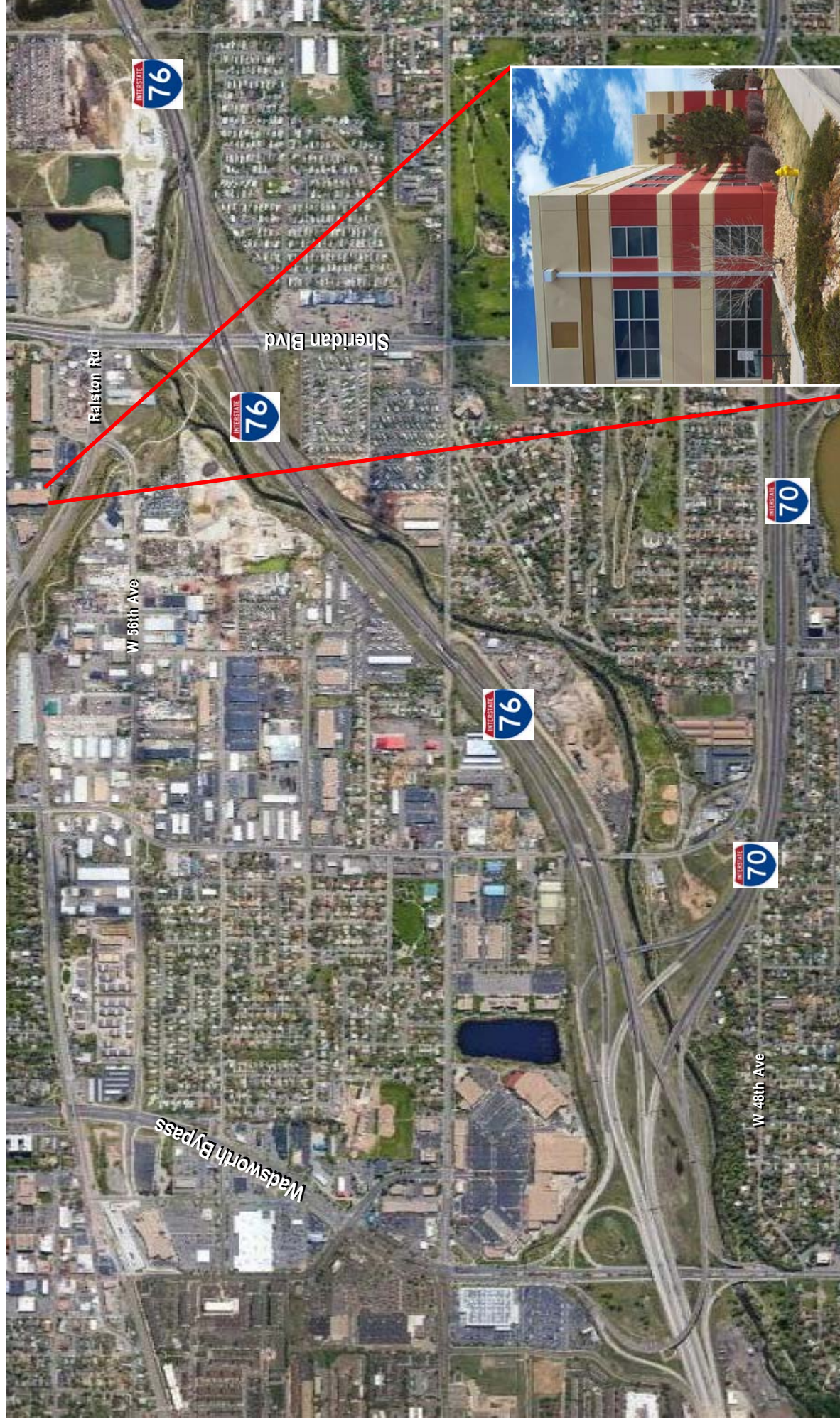
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