

5801 - 5835 West 6th Avenue
Lakewood, Colorado

M B R C

CityWest
Business Center

FOR LEASE:

5805 Unit 1A..... 4,723 SF (\$10.00/SF NNN*)
5815 Unit 2B/2C..... 10,928 SF (\$10.00/SF NNN*)
5825 Unit 3D..... 5,283 SF (\$10.00/SF NNN*)
5825 Unit 4B..... 5,539 SF (\$10.00/SF NNN*)

*NNN=\$4.44; AS OF 12/31/23



PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL/OFFICE COMPLEX LOCATED IN METRO DENVER. HIGHLY ADAPTABLE FOR USE AS A MANUFACTURING, SERVICE, ASSEMBLY, OR SALES FACILITY. THE COMBINATION OF GROUND FLOOR WAREHOUSE AND UPPER LEVEL OPEN CONCEPT OFFICE SPACE PROVIDES A UNIQUE OFFERING TO MEET THE DEMANDS OF TODAY'S SMALL BUSINESS.



IMPORTANT FEATURES:

- DOCK HIGH or DRIVE IN LOADING DOORS
- GENEROUS PARKING AND LOADING
- WELL APPOINTED OFFICE AREAS
- VISIBLE FROM 6TH AVENUE
- LAKEWOOD LI (Light Industrial) ZONING
- OUTSIDE STORAGE AVAILABLE

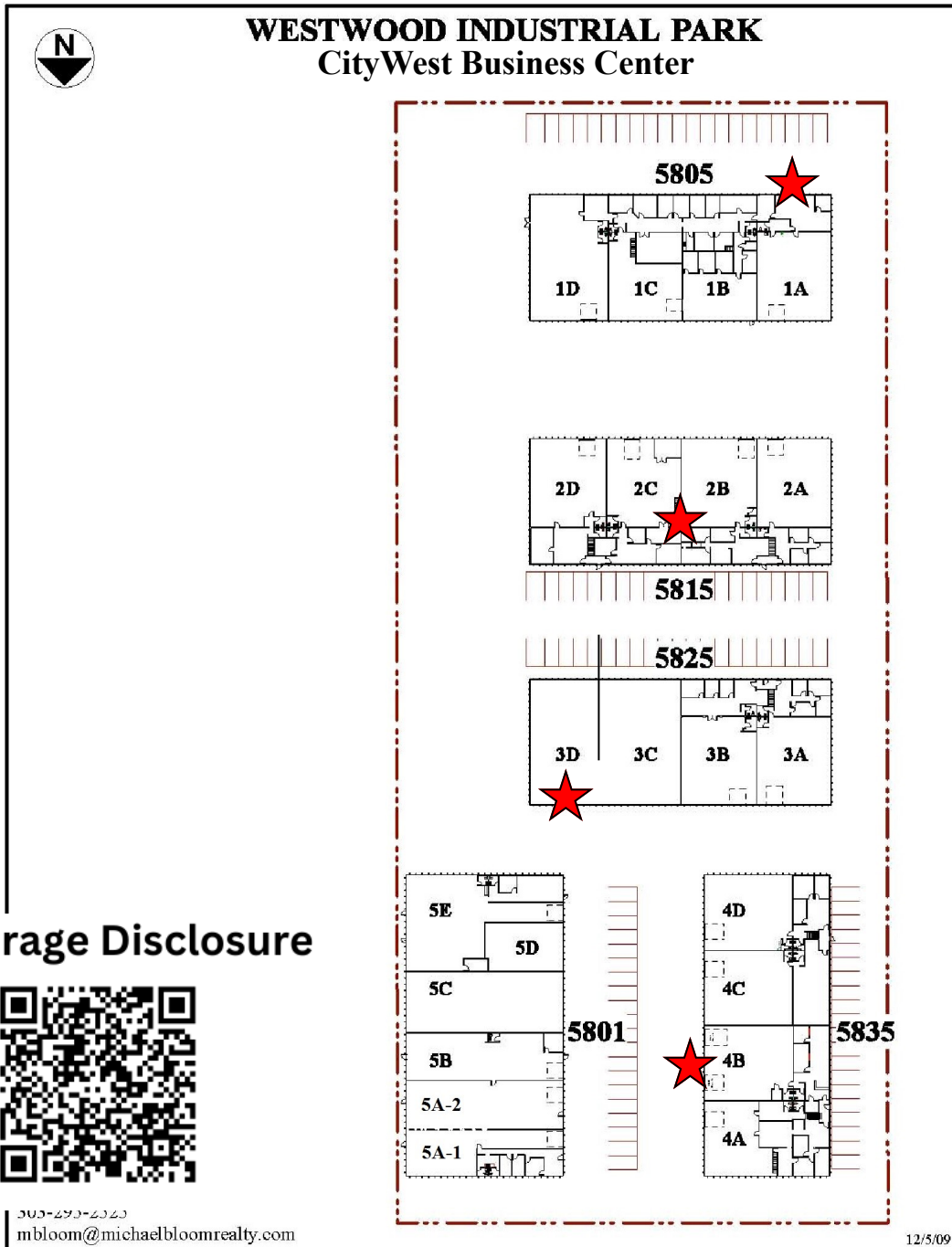
MICHAEL BLOOM
REALTY COMPANY



5801 - 5835 West 6th Avenue
Lakewood, Colorado



Available	Total SF	Office SF	Loading	Power
5805 Unit 1A/1PA	4,723	1,113	Dock-High	TBD
5815 Unit 2B/2PB & 2C/2PC	10,928	3,400	2 Drive-In	Heavy 3 Phase
5825 Unit 3D/3PD	4,574	920	Dock-High/ Drive-In	3 Phase
5235 Unit 4B/4PB	5,539	2,000	Drive-In	3 Phase



Brokerage Disclosure



5805 Unit 1A

M B R C

SECOND FLOOR OFFICE
1,113SF

Second Floor Office
Above First Floor
Office

**FIRST FLOOR
WORK AREA**

FIRST FLOOR WAREHOUSE

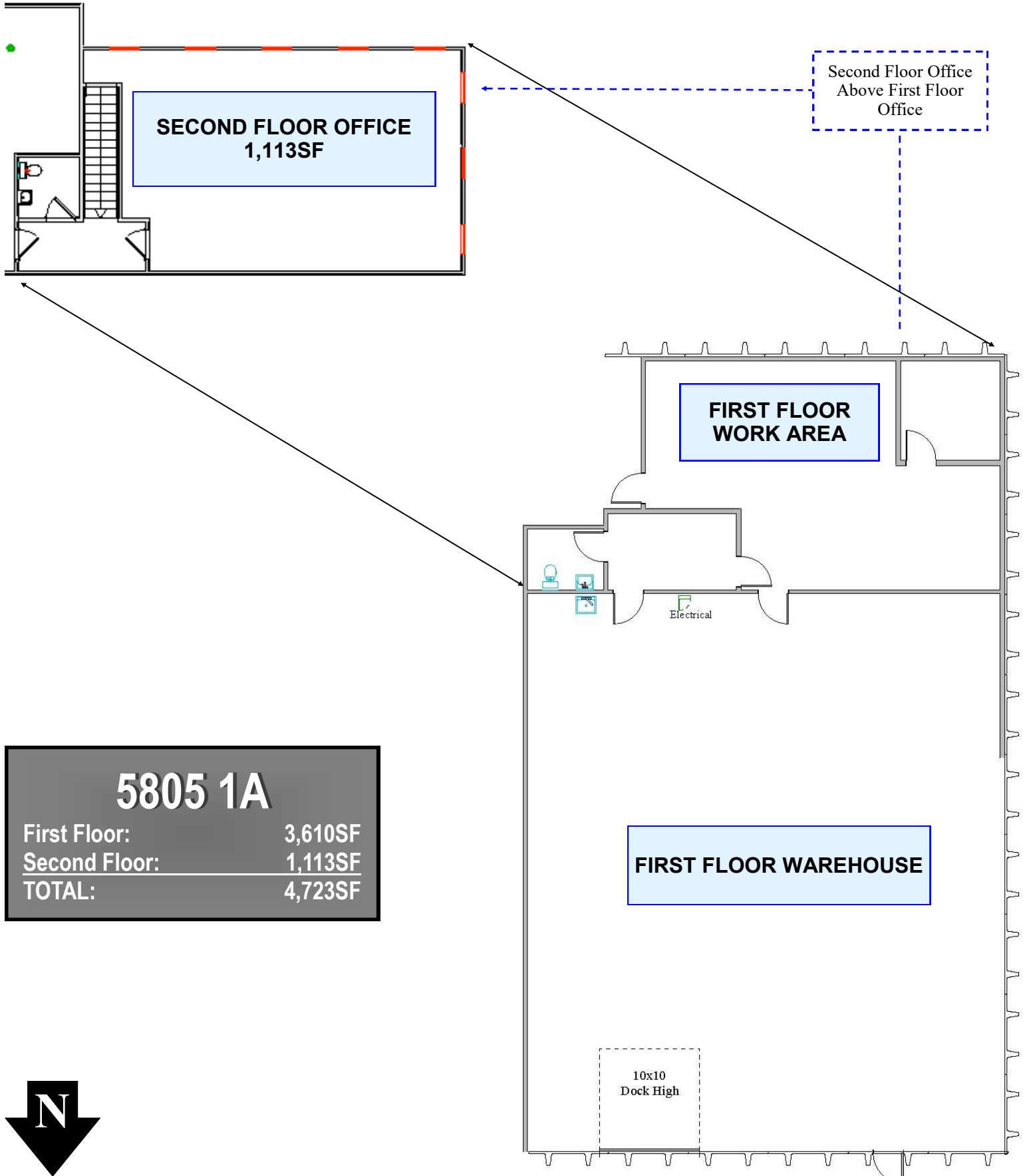
Electrical

10x10
Dock High

5805 1A

First Floor:	3,610SF
Second Floor:	1,113SF
TOTAL:	4,723SF

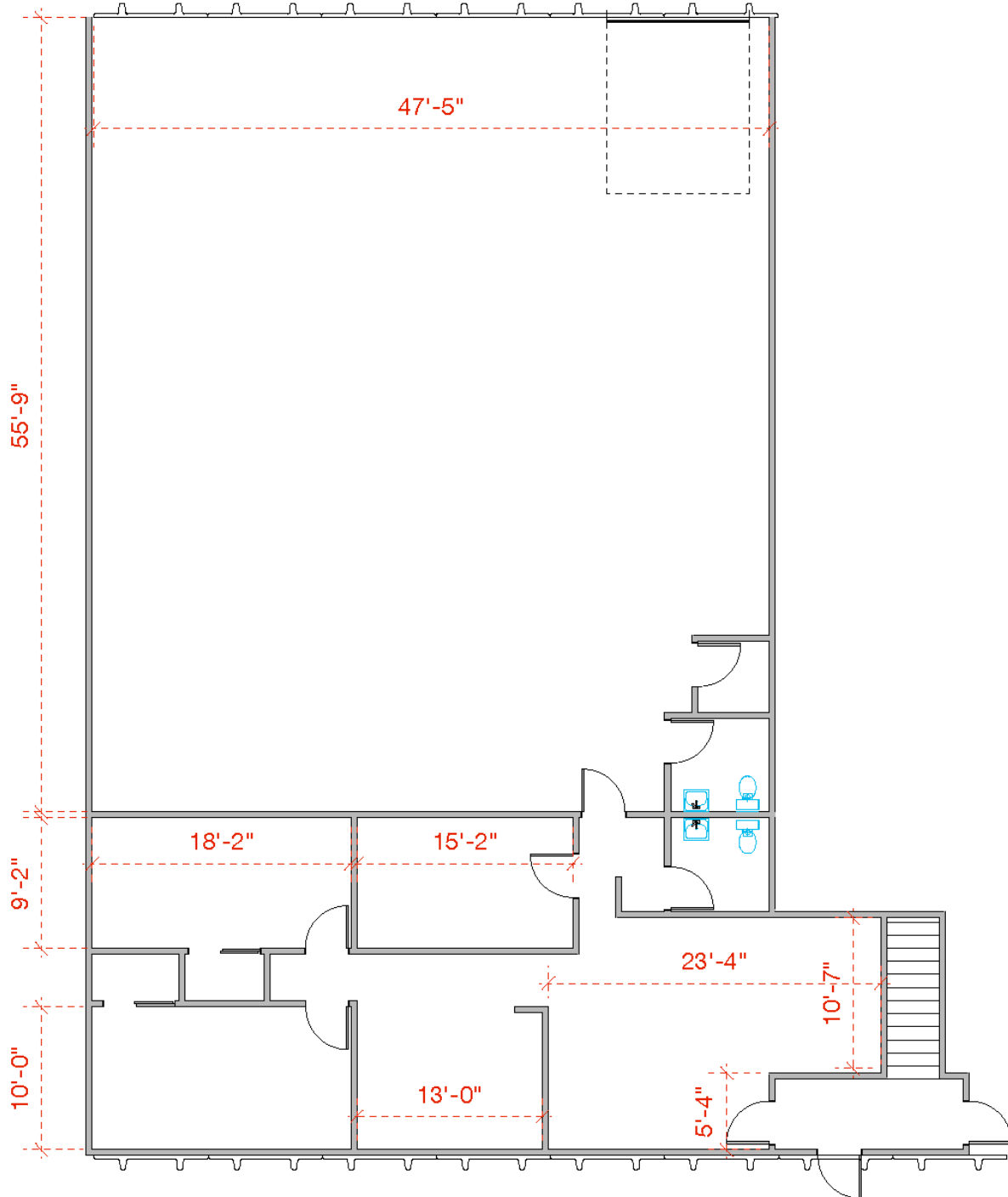
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5815 Unit 2B

M B R C

5815 West 6th Avenue Unit 2B



MICHAEL BLOOM REALTY COMPANY

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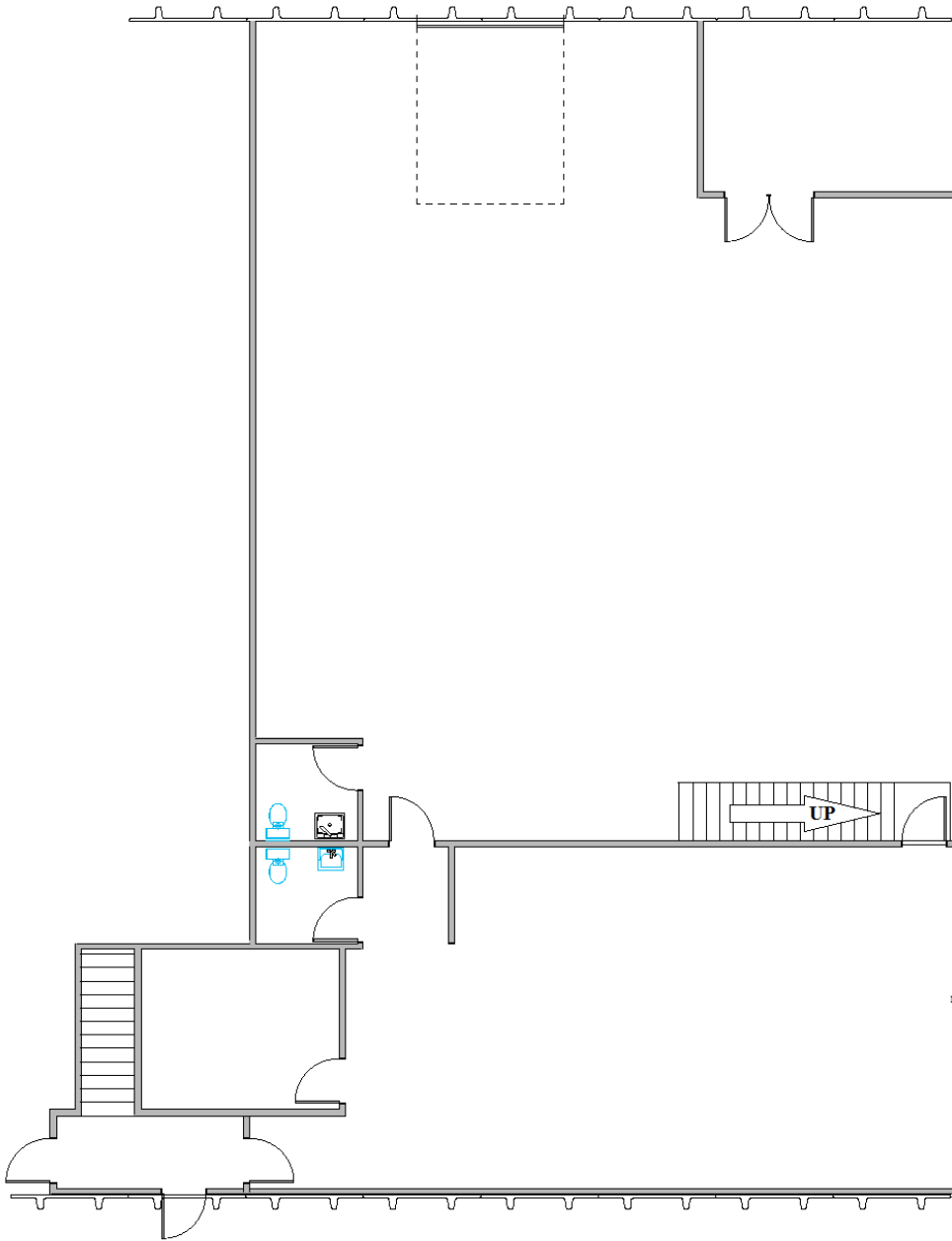
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Floor Plan
Scale: 1" = 10 ft

4,055 rsf

5815 Unit 2C

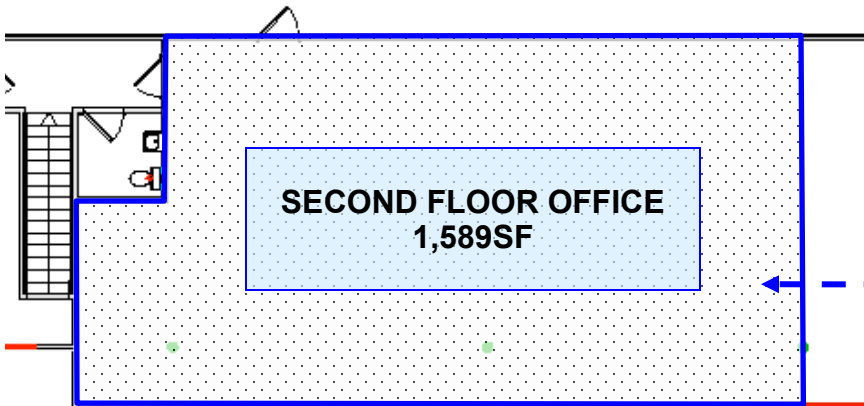
M B R C



5815 2C	
First Floor:	3,694SF
Second Floor:	1,589SF
TOTAL:	5,283SF

←
Stairs
Leading to
Second
Floor Office

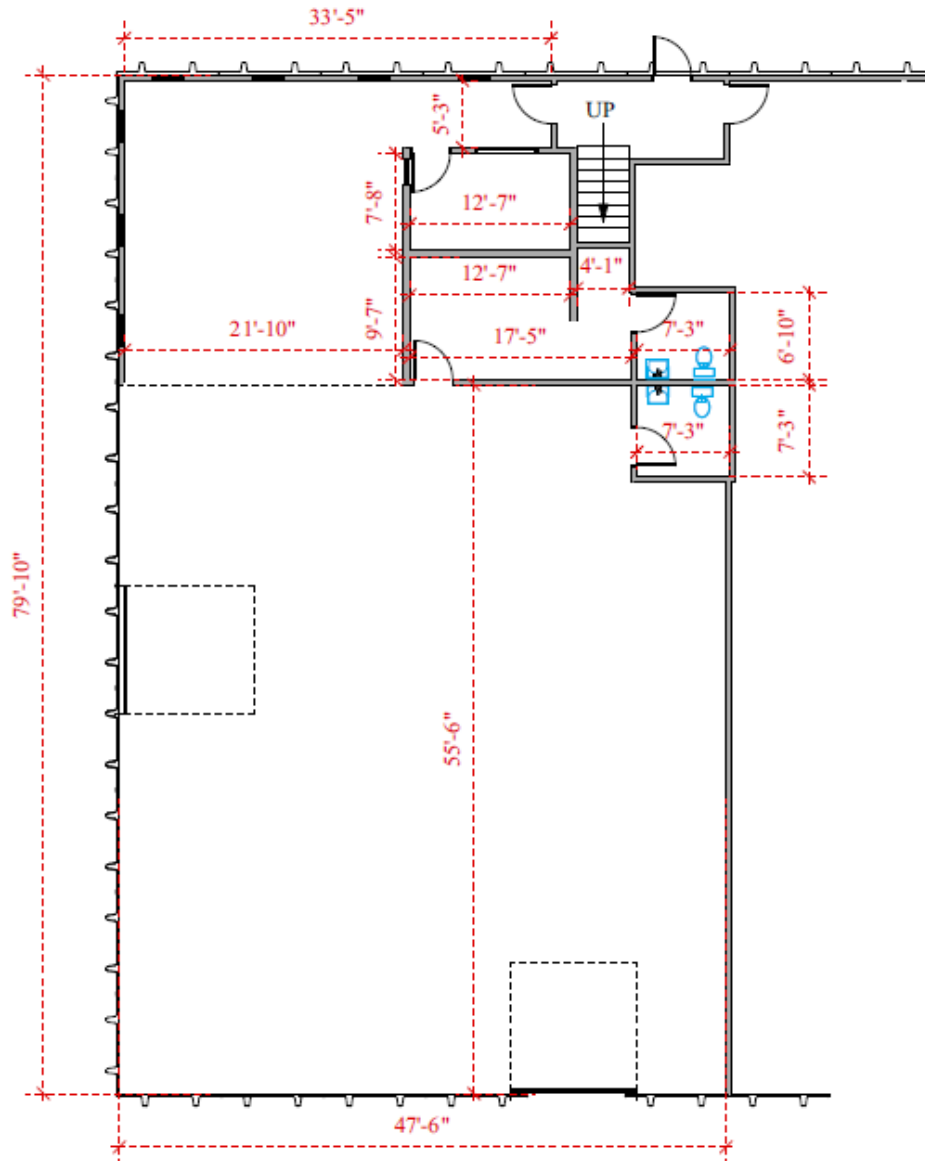
←
Second Floor
Office Above First
Floor Warehouse



5825 Unit 3D

M B R C

5825 West 6th Avenue Unit D



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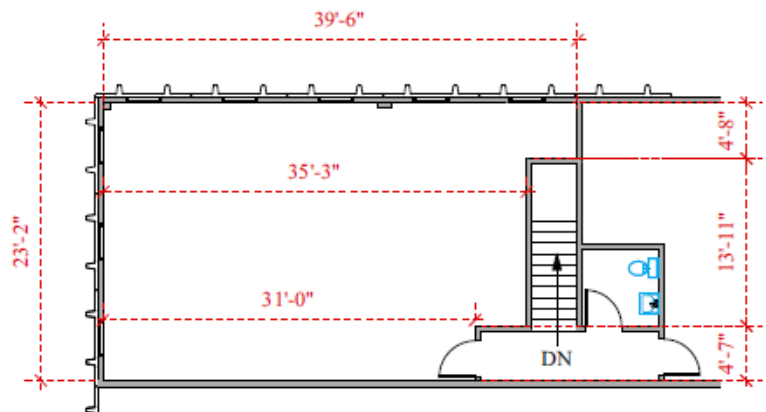
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Floor Plan

Scale: 3/32" = 1'-0"



5835 Unit 4B

M B R C

