



Downtown Denver

Ralston Rd.

Ingalls St.

For Lease

Industrial Space

END CAP UNIT WITH SECURED YARD

Highlights

- > 1,500 SF Secured Yard Area
- > Whiteboxed Warehouse
- > New Office Finish
- > Rare Small-bay West Denver Warehouse Unit
- > Ideally Configured Office Finish

Contact us:

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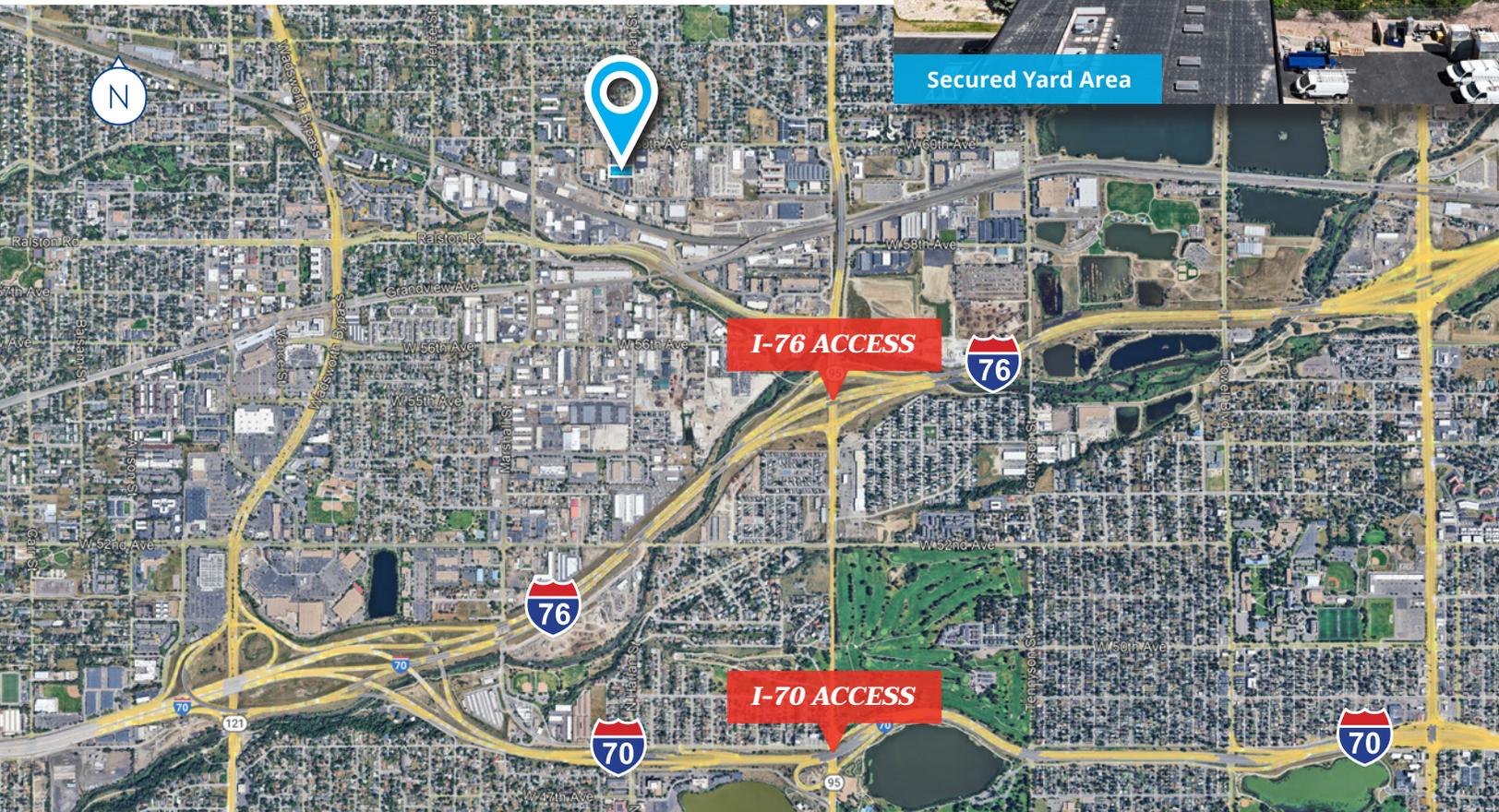
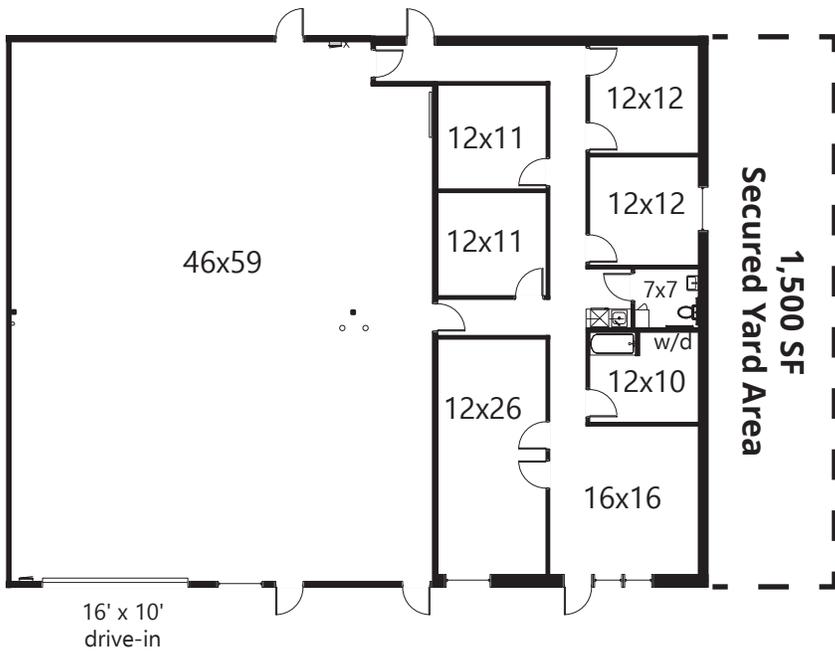
5930 Ingalls Street | Unit E-F

Arvada, CO 80003

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|---------------|------------------------------|
| Available: | Immediately |
| Size: | 4,681 SF |
| Office: | 1,856 SF (will demo) |
| Lease Rate: | \$12.75/SF NNN |
| 2026 Op. Ex.: | \$6.97/SF |
| Loading: | One (1) Drive-In (16' x 10') |
| Power: | TBV |
| Clear Height: | 14' |
| Sprinklered: | No |
| Zoning: | I-2 |
| Year Built: | 2001 |



Floor Plan



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