



# For Lease

6711 W 58th Place

Arvada, CO 80003



## PROPERTY SUMMARY

5,000sf in with approximately 4000 sq ft of warehouse and (2000) sq ft of offices -(2 story office areas) in multi-unit building. Mezzanine office is not included in square footage. Available for move-in August 1st. Well maintained property in quiet area. Fresh exterior paint. 10' x 12' ramped drive in door. 10'x 12' loading dock. 10'x10" half dock on the back of unit 16-20ft ceiling height. 4 offices, and 2 bathrooms with break room. Multiple assigned parking spaces. Zoned I-2 heavy industrial. Great location near both I-70 and I-76. 3-phase power. Roof recently redone. Well maintained by local ownership. 2 newer gas unit heaters in warehouse. Good lighting with skylights/natural light. Modified gross lease, NO NNN, no CAM surprises. Includes everything except approximate average of \$45/ month for apportioned water/ sewer- billed annually. Comcast ready.

## PROPERTY HIGHLIGHTS

- Skylights
- Ramped drive in, dock high and half dock loading
- Mezzanine office/storage not included in square footage
- 275 amp 3 Phase power
- Fire sprinklers
- 16'-20' ceilings

|                        |                 |                       |                |
|------------------------|-----------------|-----------------------|----------------|
| <b>Lease Rate</b>      | Contact Broker  | <b>Date Available</b> | August 1st     |
| <b>Unit Size</b>       | 5,000sf         | <b>Clear Height</b>   | 16-20'         |
| <b>Building Size</b>   | 27,000 SF       | <b>Lease type</b>     | Modified Gross |
| <b>Power</b>           | 250 amp 3pTBV   | <b>Natural Light</b>  | Yes            |
| <b>Loading</b>         | Dock & Drive In | <b>Ownership</b>      | Local          |
| <b>Fire Sprinklers</b> | Wet System      | <b>Market</b>         | Denver Metro   |
| <b>Zonina</b>          | I-2             | <b>Countv</b>         | Jefferson      |



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# Floor Plan

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10' x 12'  
Half Dock

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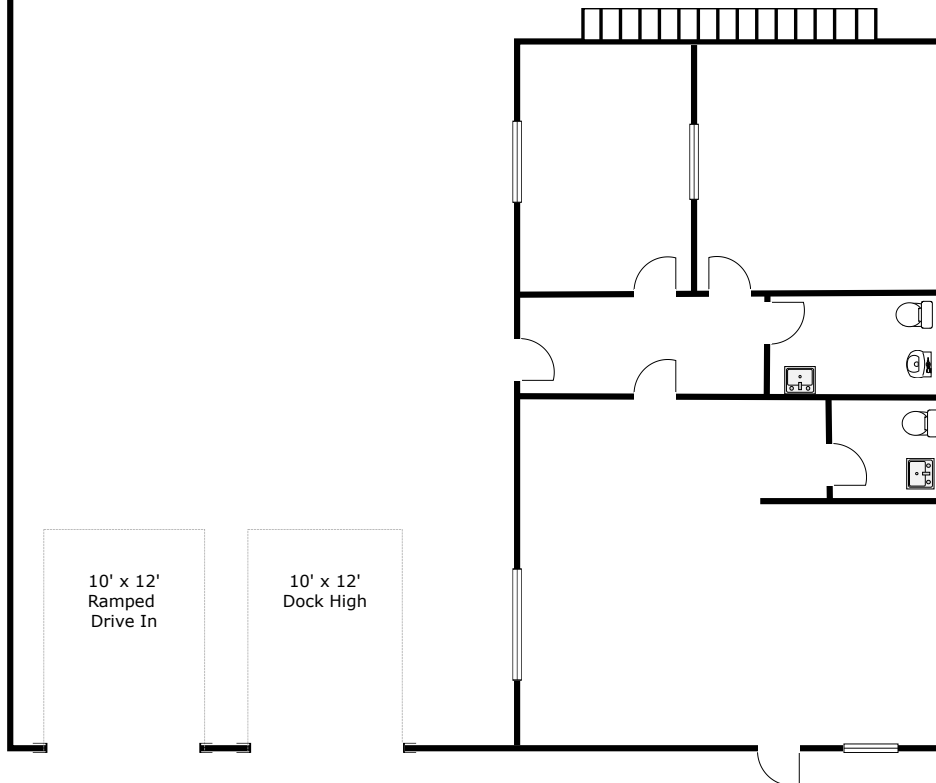
Aprox 5,000 sf

Measurements are not to scale and for reference only



10' x 12'  
Ramped  
Drive In

10' x 12'  
Dock High

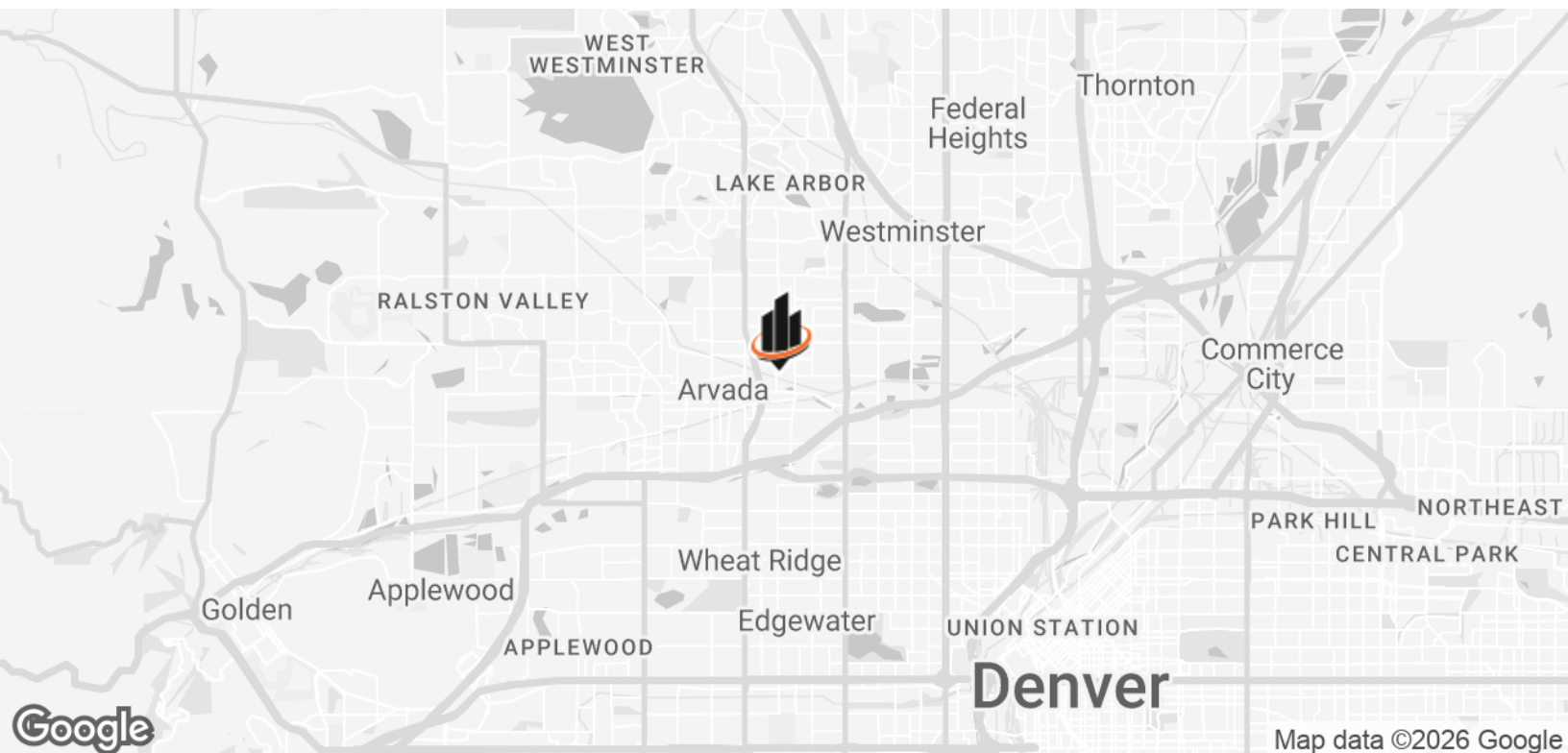




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