

FOR LEASE

INDUSTRIAL PORTFOLIO



55th and Harlan Industrial Portfolio

Arvada, CO 80002

Property Highlights

- » Hard to Find Auto Use Allowed with Outdoor Storage
- » Permitted Paint Booth in Suite 6090
- » 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:	900 - 5,350
Total Portfolio SF:	39,960 SF
Zoning	I-1
Clear Heights	12'-14'
Units Available	8

For more information:

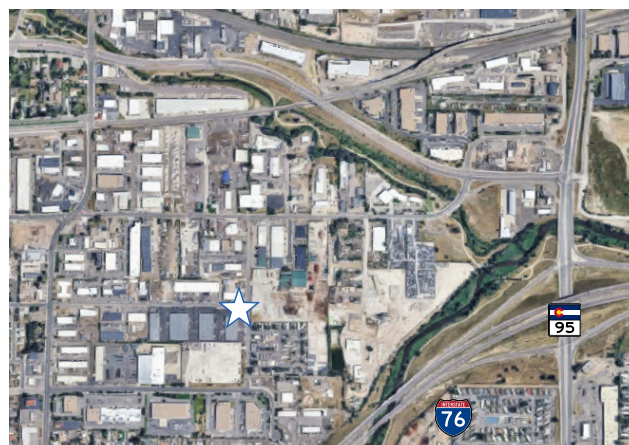
TAYLOR ROY
949-701-0164
taylor@malmancre.com

FOR LEASE

INDUSTRIAL PORTFOLIO



Space	Gross Monthly Rent	SqFt
6000 W. 55th Place	\$4,297.17	1,900 SF
6050 W. 55th Place	\$5,208.33	2,500 SF
6075 W. 55th Place	\$3,750.00	1,800 SF
6080 W. 55th Place	\$2,250.00	900 SF
6085/6095 W. 55th Place	\$8,025.00	5,350 SF
6090 W. 55th Place	\$8,333.33	4,000 SF
6096 W. 55th Place	\$3,705.94	1,400 SF
6100 W. 55th Place	\$4,750.31	2,025 SF



For more information:

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

FOR LEASE

INDUSTRIAL PORTFOLIO

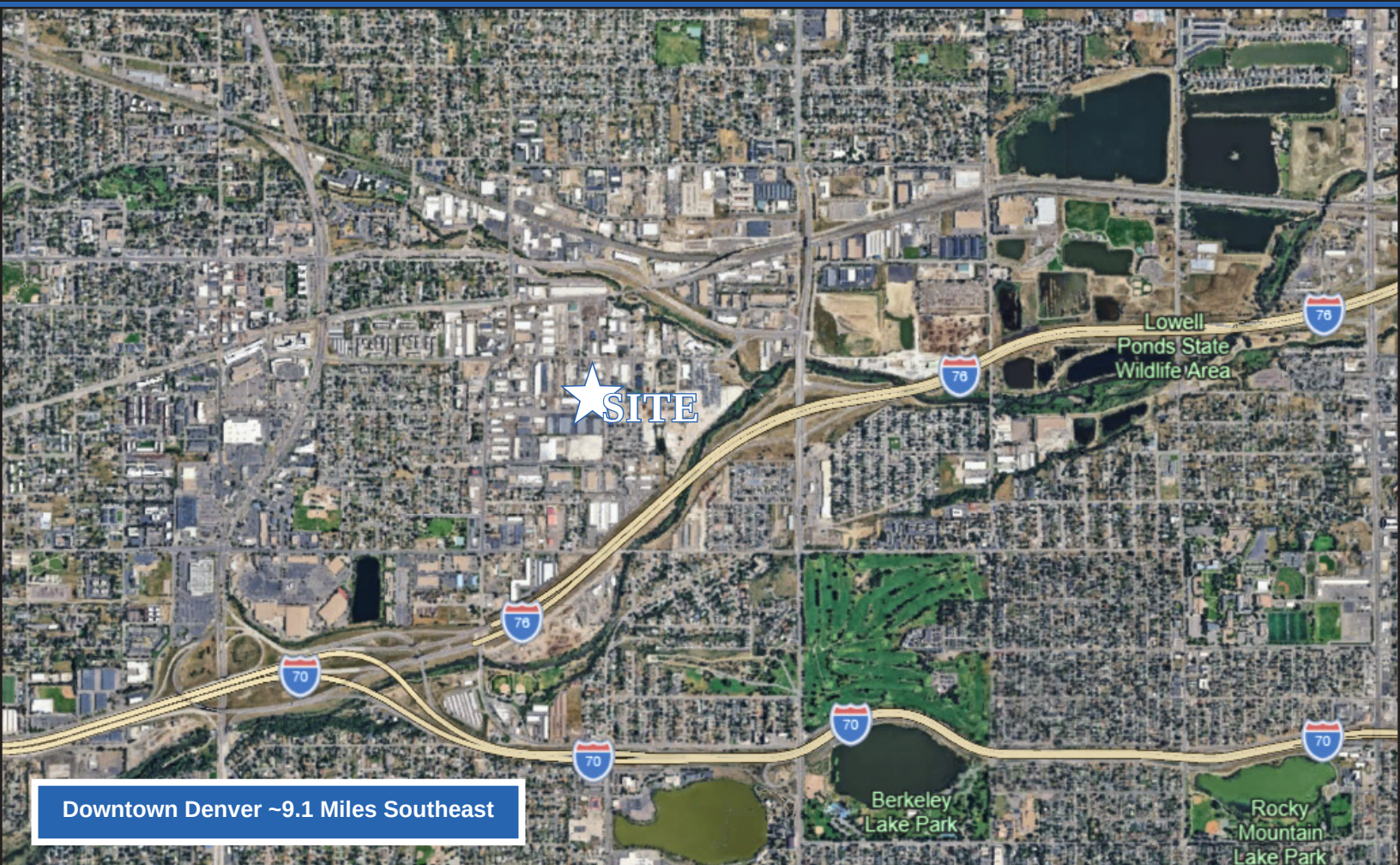


For more information:

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

FOR LEASE

INDUSTRIAL PORTFOLIO



Traffic Counts

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



For more information:

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.