

Corner of 55th Ave & Harlan St
Arvada, Colorado

M B R C

Harlan
Industrial Park

AVAILABILITY:

**6180 W 55th Ave:3,000 SF
(\$11-14/sf NNN*)**

*NNN = \$4.74, AS OF 03/17/26



MICHAEL BLOOM
REALTY COMPANY



IMPORTANT FEATURES:

- LOADING: DRIVE-IN (OVERSIZED 12' DOORS)
- CLEAR HEIGHT: 14'
- ELECTRICAL: 3 PHASE
- NEWLY REMODELED OFFICE AREAS
- ATTRACTIVE BRICK FACADE
- **UNINCORPORATED JEFFERSON COUNTY**

PROPERTY DESCRIPTION:

CONVENIENTLY LOCATED OFF MARSHALL STREET, MINUTES FROM THE HARLAN EXIT (270) ON I-70 OR THE SHERIDAN EXIT (1B) ON I-76. EASY ACCESS FROM WADSWORTH OR SHERIDAN BOULEVARD.

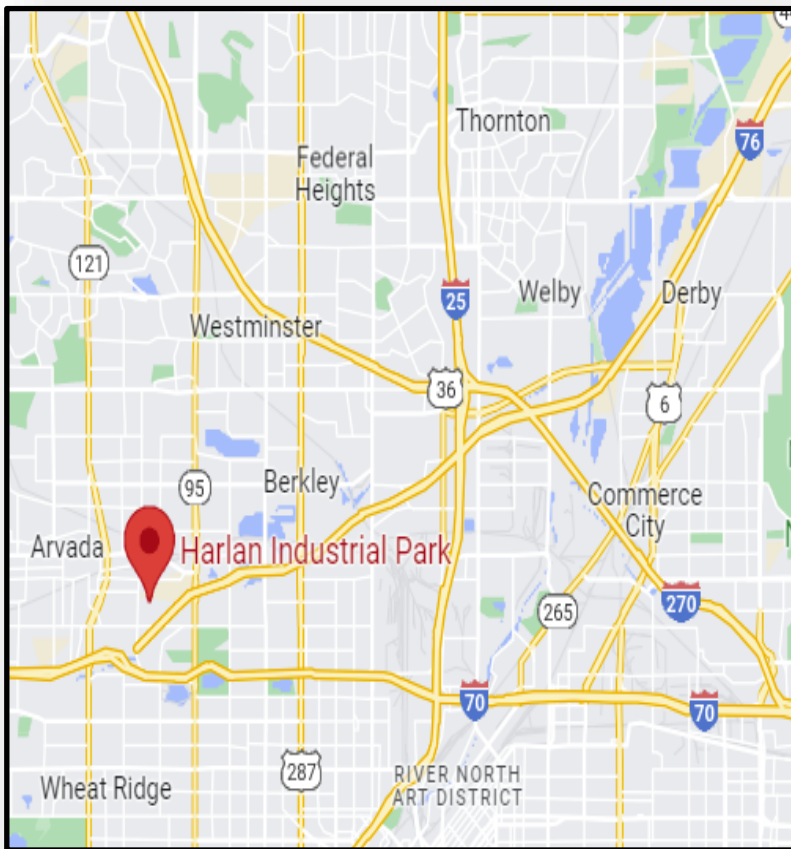
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Space Availability:

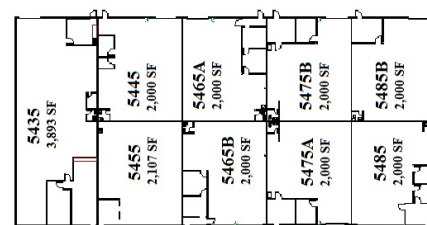
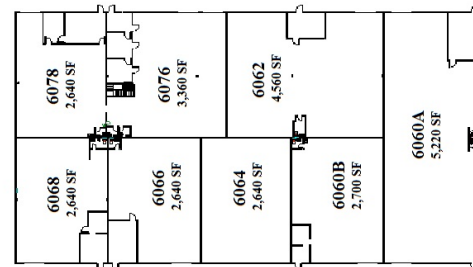
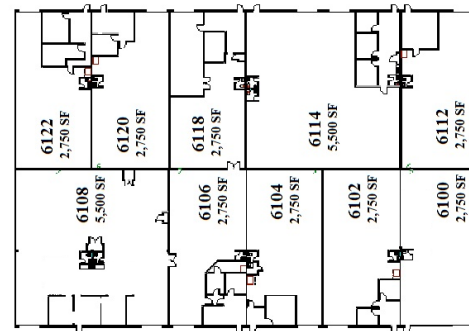
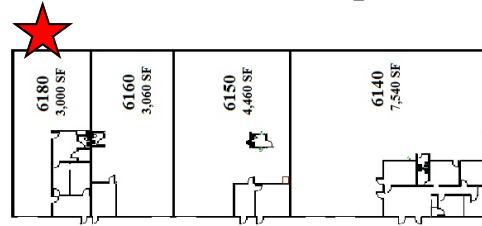
Unit	Total SF	Office SF	Loading
6180	3,000	650	1 - 12'X10' Drive-In



Brokerage Disclosure



Harlan Complex



WEST 55TH AVENUE

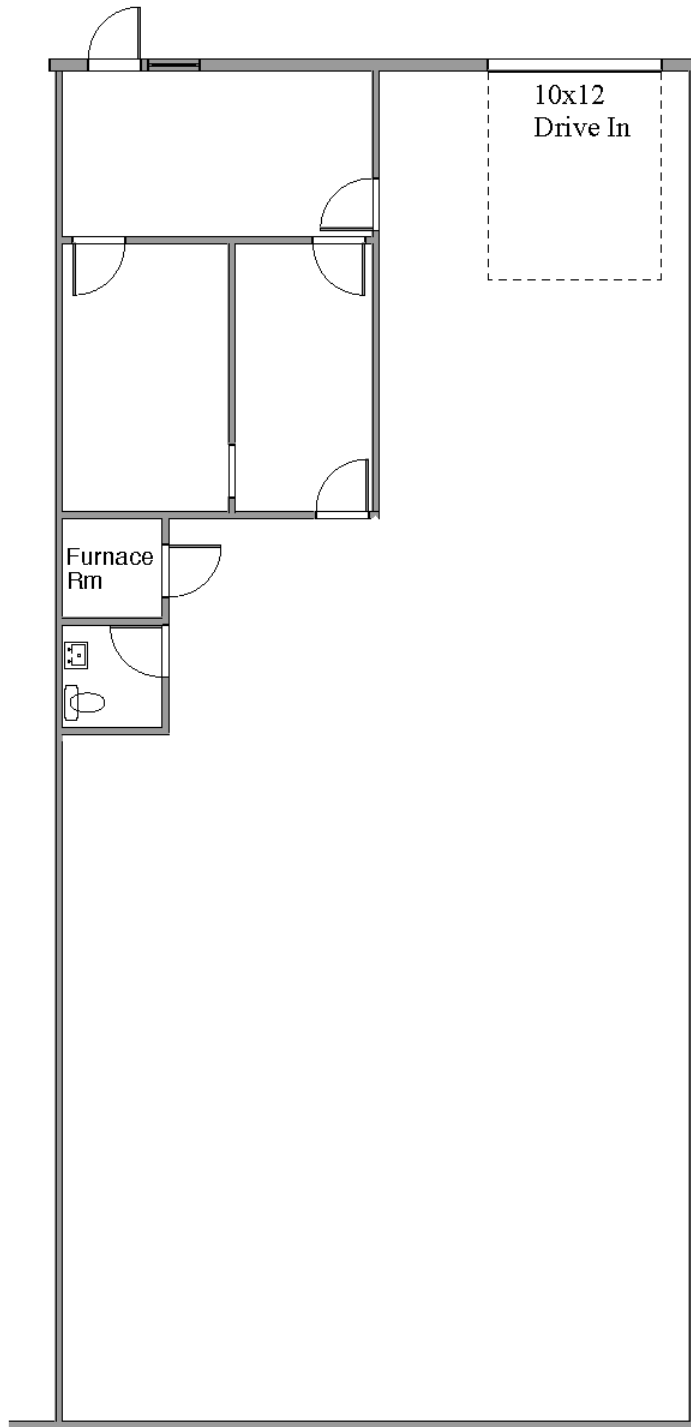
HARLAN STREET

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6180 West 55th



MICHAEL BLOOM
REALTY COMPANY

300 South Jackson Street, Suite 440

Denver, CO 80209

303-295-2525

mbloom@michaelbloomrealty.com

www.michaelbloomrealty.com

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Floor Plan
Scale: 1" = 10 ft