



Downtown Denver

Ralston Rd.

Ingalls St.

# For Lease

Industrial Space

**ONE FREE MONTH BASE RENT PER LEASE YEAR**

## Highlights

- > New Office Finish
- > Rare Small-bay West Denver Warehouse Unit
- > Ideally Configured Office Finish
- > New Improvements Underway

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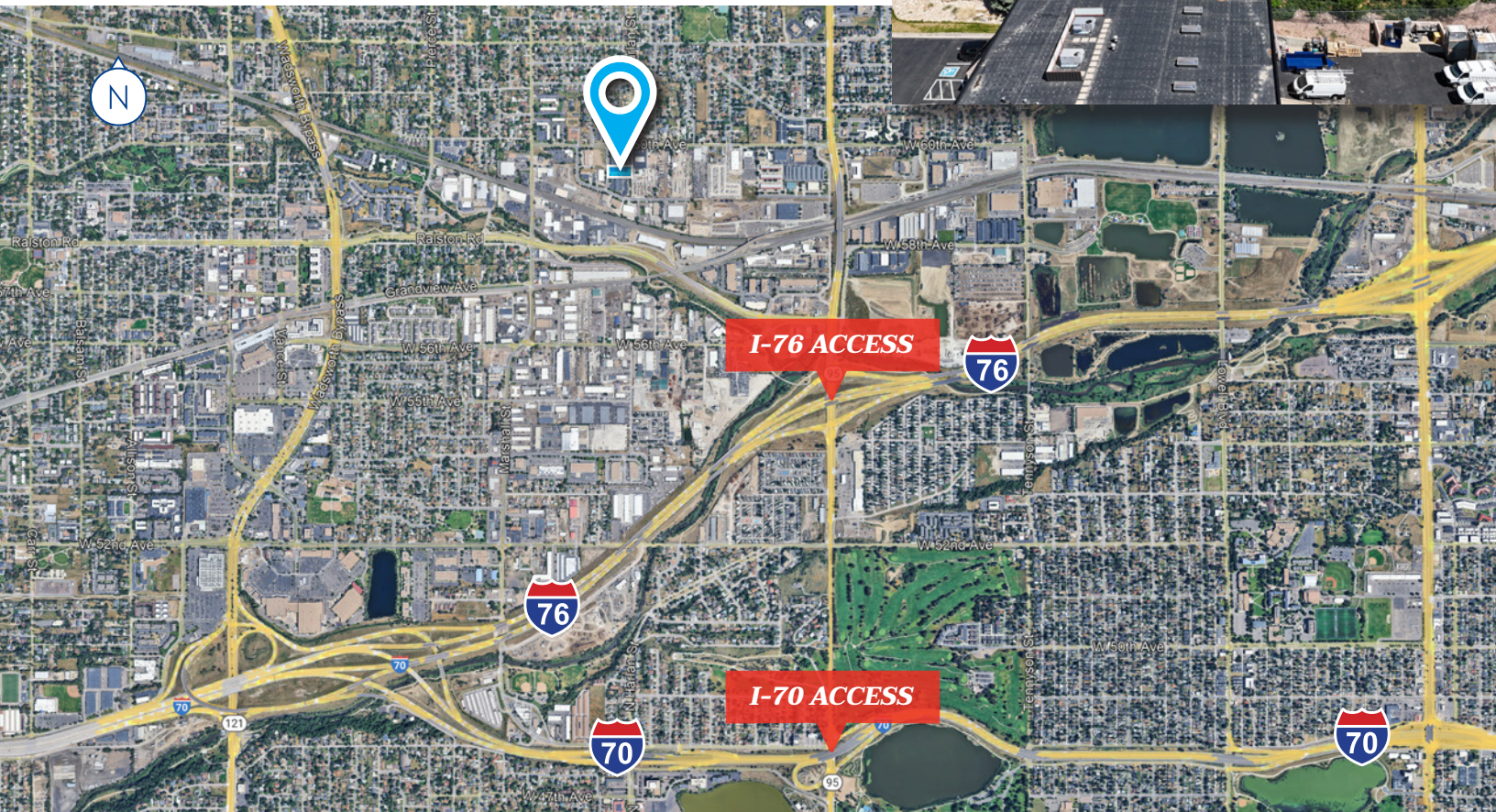
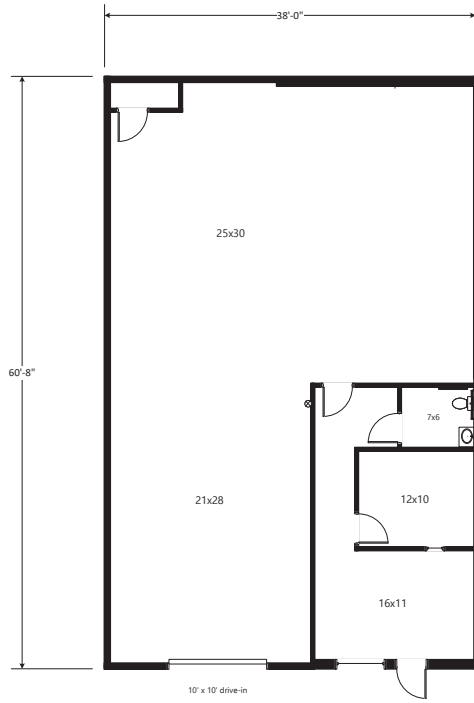
# 5930 Ingalls Street | Unit A

Arvada, CO 80003

Available:	Immediately
Size:	2,305 SF
Office:	Est. 10%
Lease Rate:	\$13.50/SF NNN
2026 Op. Ex.:	\$6.97/SF
Loading:	One (1) Drive-In (10'x10')
Power:	TBV
Clear Height:	14'
Sprinklered:	No
Zoning:	I-2
Year Built:	2001

Accelerating success.

# Floor Plan



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