

4941 ALLISON STREET, ARVADA, COLORADO 80002  
UNITS 15/16 | 5,740 SF AVAILABLE



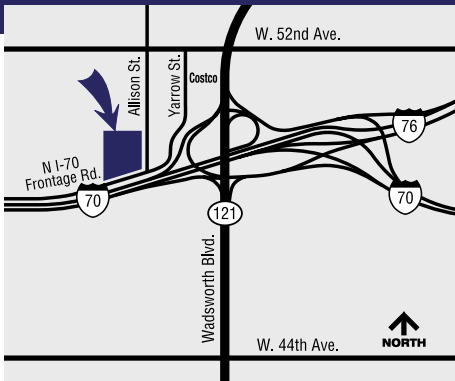
**AVAILABLE NOW**

**HEAVY POWER**



## INDUSTRIAL SPACE WITH GREAT I-70 VISIBILITY AND ACCESS **FOR LEASE**

Great access to Wadsworth and Kipling and within walking distance of convenient services including restaurants and retail shopping.



## PROPERTY FEATURES

- Flexible building design allows for variety of industrial/flex tenants with abundant parking for easy access of staff and clients.
- Zoning: I-1 (Light Industrial)
- Construction Type: Steel frame, reinforced concrete, twin and triple tee panels
- Year Built: 1979 and 1983
- Clear Heights: 16'-18'
- Parking Ratio: 2 per 1,000

FOR MORE INFORMATION CONTACT:

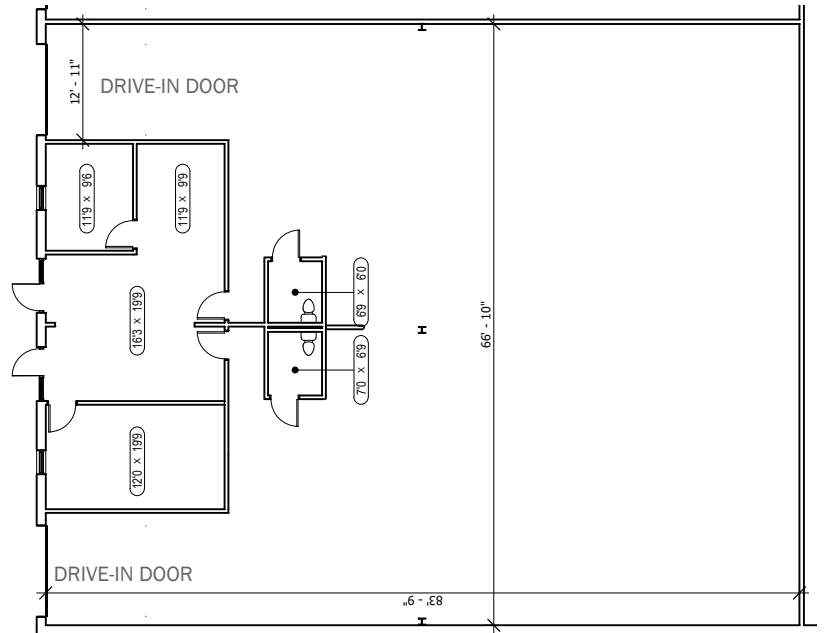
**MELISSA SHEILS** | 303.408.1542 | [msheils@berkeleypartners.com](mailto:msheils@berkeleypartners.com)

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## UNIT FEATURES

- Move in ready, functional space
- Available SF: 5,740 SF
- Office Space: 1,021 SF
- Warehouse: 4,719 SF
- Loading: Two (2) Drive-In Doors (10' x 12')
- Column Spacing: 33'6" x 42'6"  
(has not been field verified)
- **Heavy Power**  
Panel H1: 200 amps of 480v 3 phase. Out of H1 panel a 75 kva transformer is fed and feeds panel L1 with 300 amps of 208v 3 phase (*To be confirmed*).
- Available: Now

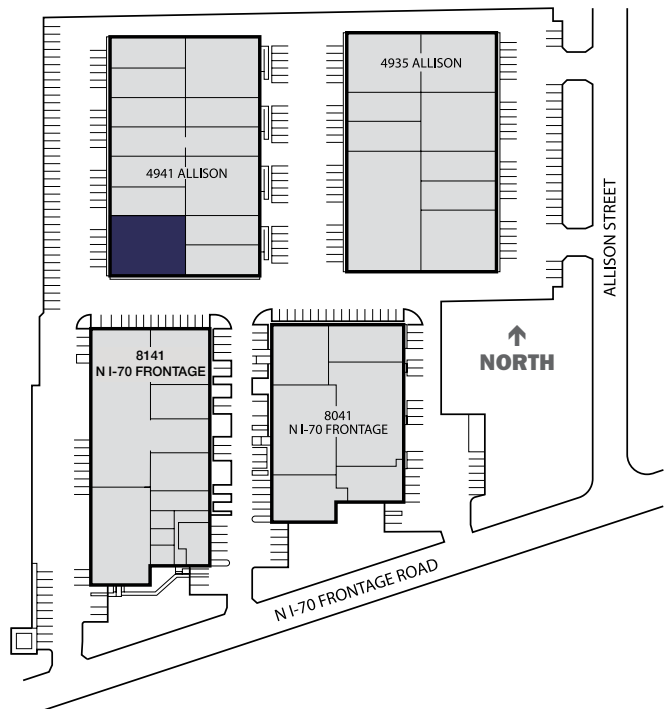
## FLOOR PLAN



\*Plan not to scale



## SITE PLAN



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