

4941 ALLISON ST., ARVADA, COLORADO 80002
UNITS 13 | 2,870SF



DIRECT LEASE OR SUBLEASE



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: 15 - 16'
- Parking Ratio: 2 per 1,000

FOR MORE INFORMATION CONTACT:

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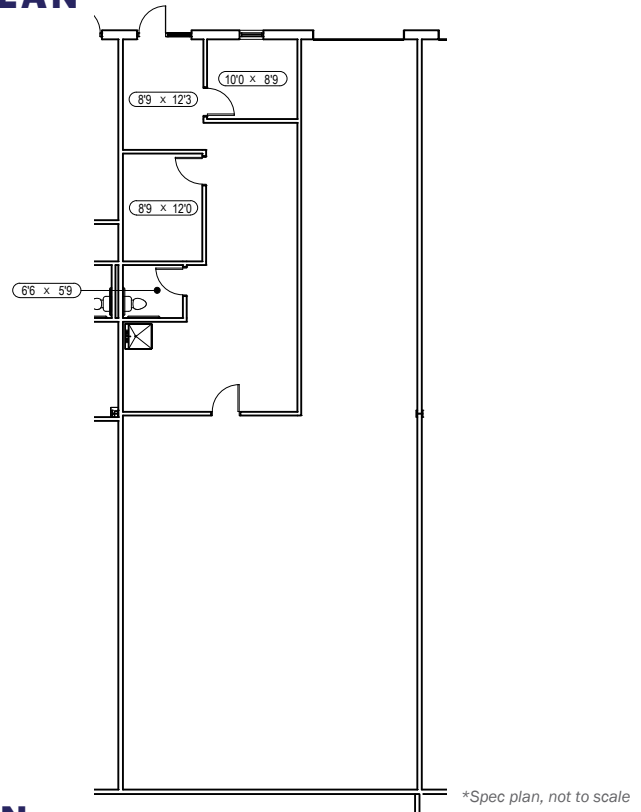
UNIT 4941, 13

2,870 SF AVAILABLE

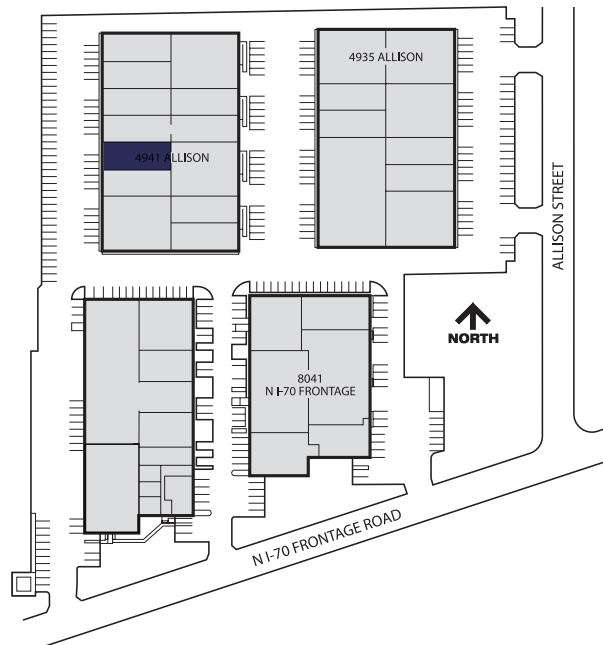
UNIT FEATURES

- Office Space: 1,673 SF
- Warehouse Space: 1,197 SF
- Clear Height: 15' - 15'9"
- Loading: 1 Drive-in (10' x 12')
- Power: 200 Amp, 120/208v, 3 phase (to be verified)
- Sublease expires August 2026

FLOOR PLAN



SITE PLAN



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