



Downtown Denver

Ralston Rd.

Ingalls St.

For Lease

Industrial Space

ONE FREE MONTH BASE RENT PER LEASE YEAR

Highlights

- > 1,500 SF Secured Yard Area
- > Whiteboxed Warehouse
- > New Office Finish
- > Rare Small-bay West Denver Warehouse Unit
- > Ideally Configured Office Finish
- > End cap Unit with Secured yard

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5930 Ingalls Street | Unit E-F

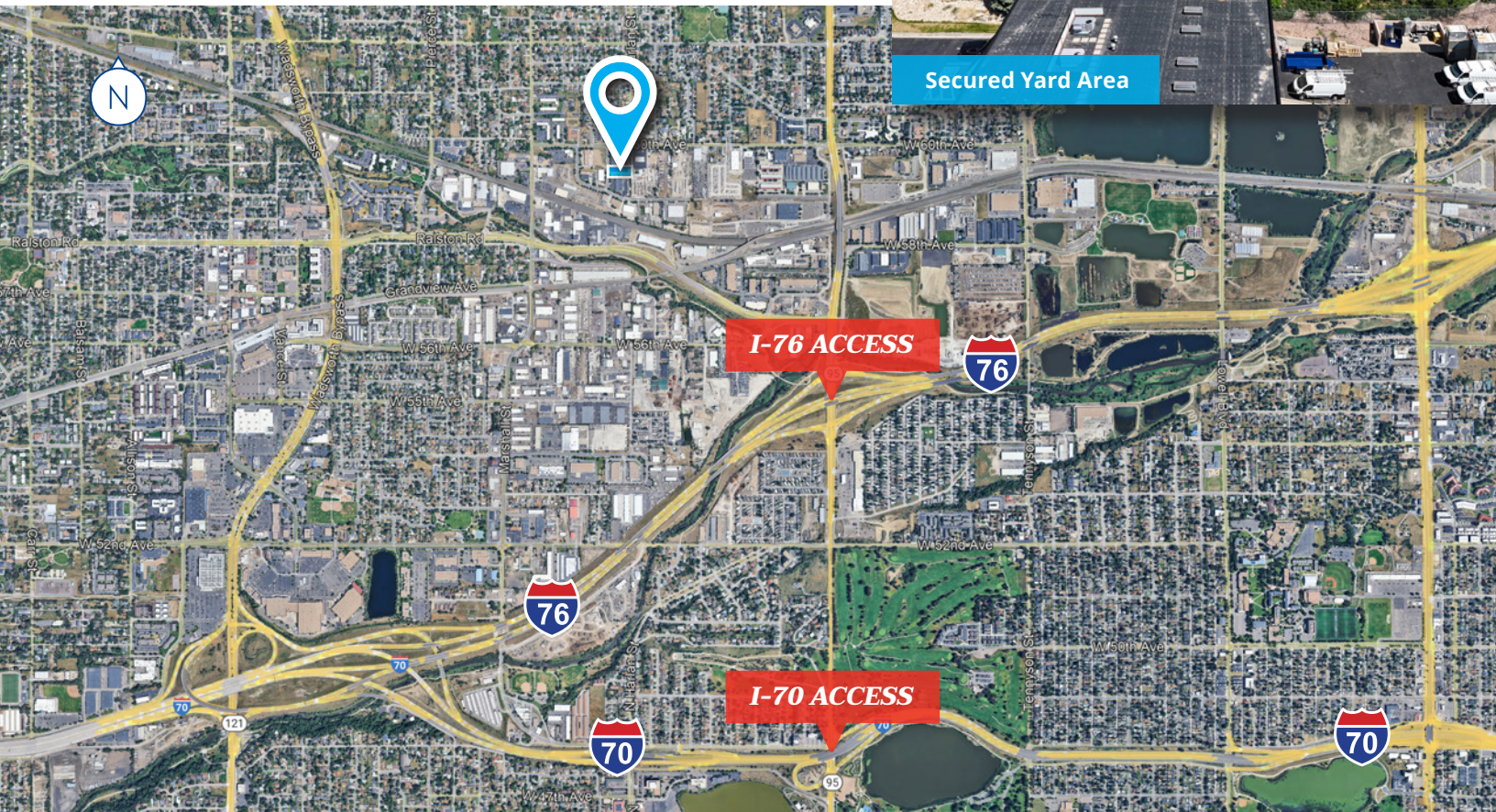
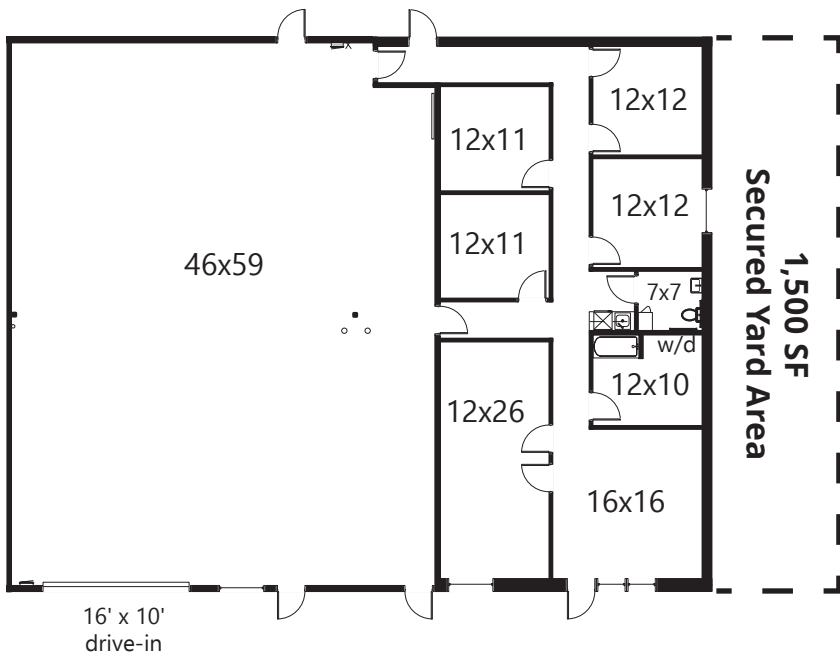
Arvada, CO 80003

Available:	Immediately
Size:	4,681 SF
Office:	1,856 SF (will demo)
Lease Rate:	\$12.75/SF NNN
2026 Op. Ex.:	\$6.97/SF
Loading:	One (1) Drive-In (16' x 10')
Power:	TBV
Clear Height:	14'
Sprinklered:	No
Zoning:	I-2
Year Built:	2001

Accelerating success.



Floor Plan



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