

# For Lease

City Center Business Park  
6531 West 56th Avenue  
Arvada, CO 80002

**SUITES AVAILABLE: UNITS 11 & 12 – 3,257 SF**



3,257 SF  
Available



Numerous  
surrounding  
neighborhood  
amenities

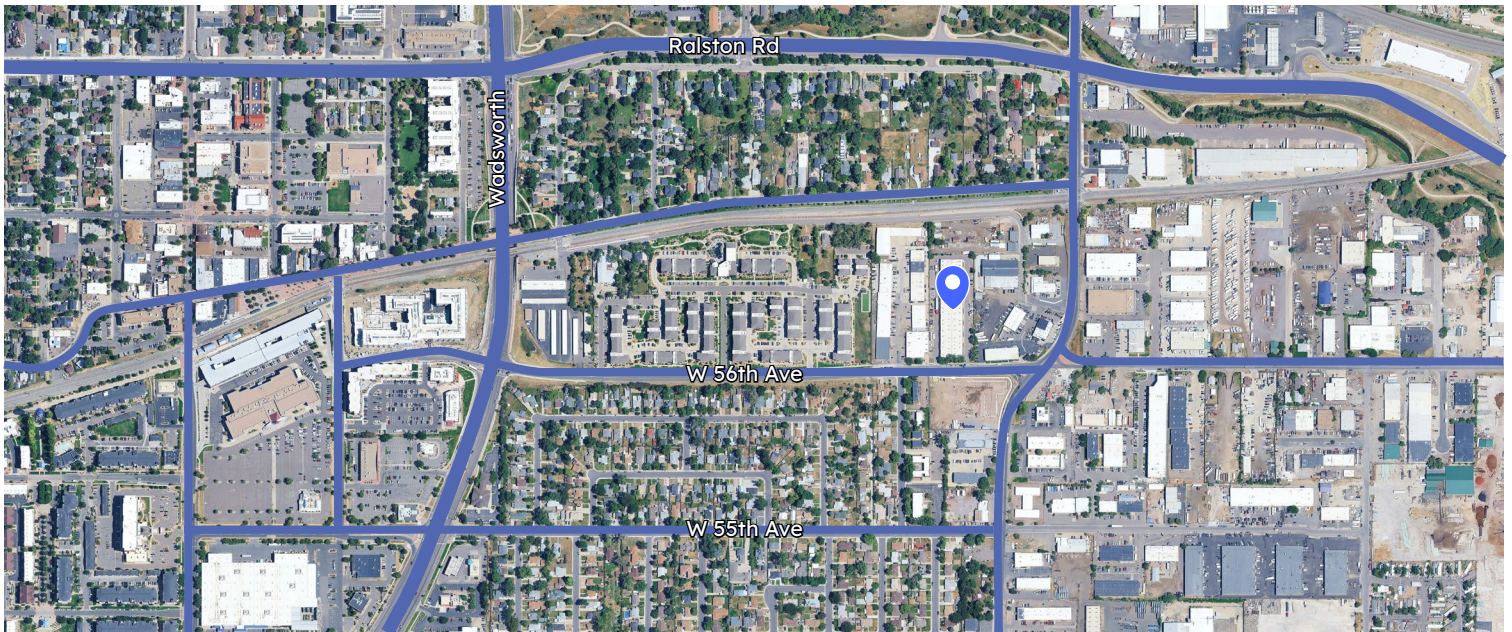
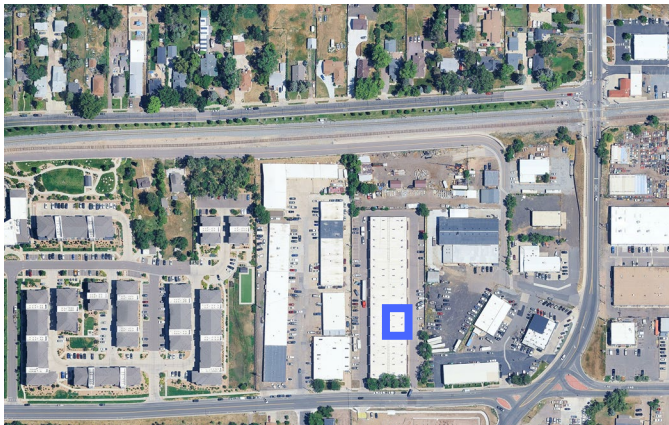


Established  
business park with  
varying unit sizes

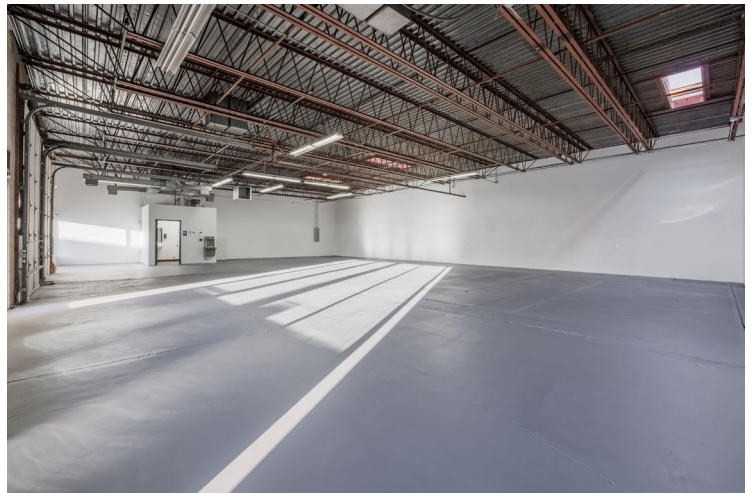
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# Highlights

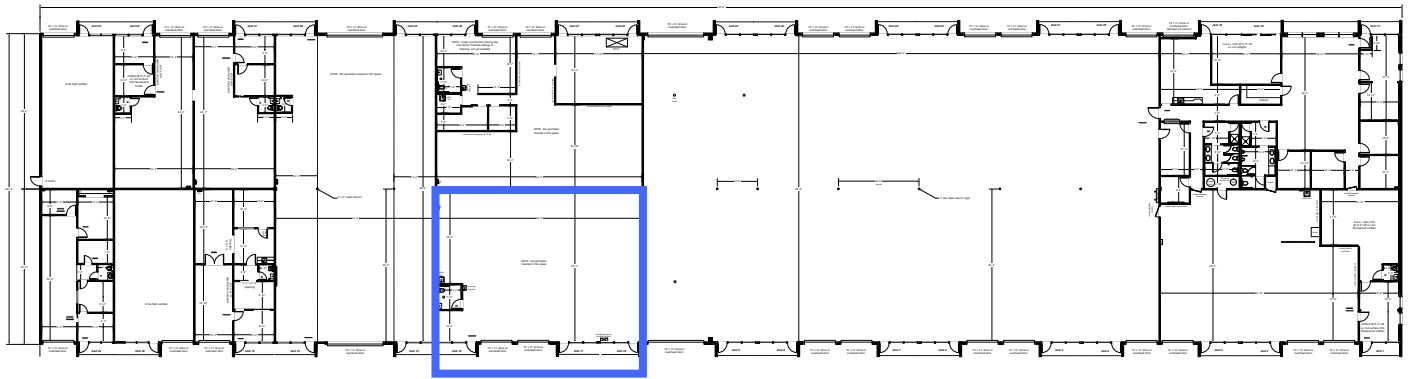
- 2 drive-In doors
- Efficient 100% warehouse space
- New ADA restroom
- Multiple entrances for optionality
- Fully sprinklered



# Photos



# Floor Plan



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