



Downtown Denver

Ralston Rd.

Ingalls St.

# For Lease

Industrial Space

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

## Highlights

- > Newly Remodeled Small Bay Industrial
- > Secured Yard Area
- > Whiteboxed Warehouse
- > Rare Small-bay West Denver Warehouse Unit
- > Ideally Configured Office Finish
- > Drive-In Loading

### Contact us:

**Nicholas Nasharr**  
 303 283 4563  
 nicholas.nasharr@colliers.com

**T.J. Smith, SIOR**  
 303 283 4576  
 tj.smith@colliers.com

**Matt Keyerleber**  
 303 309 3522  
 matt.keyerleber@colliers.com

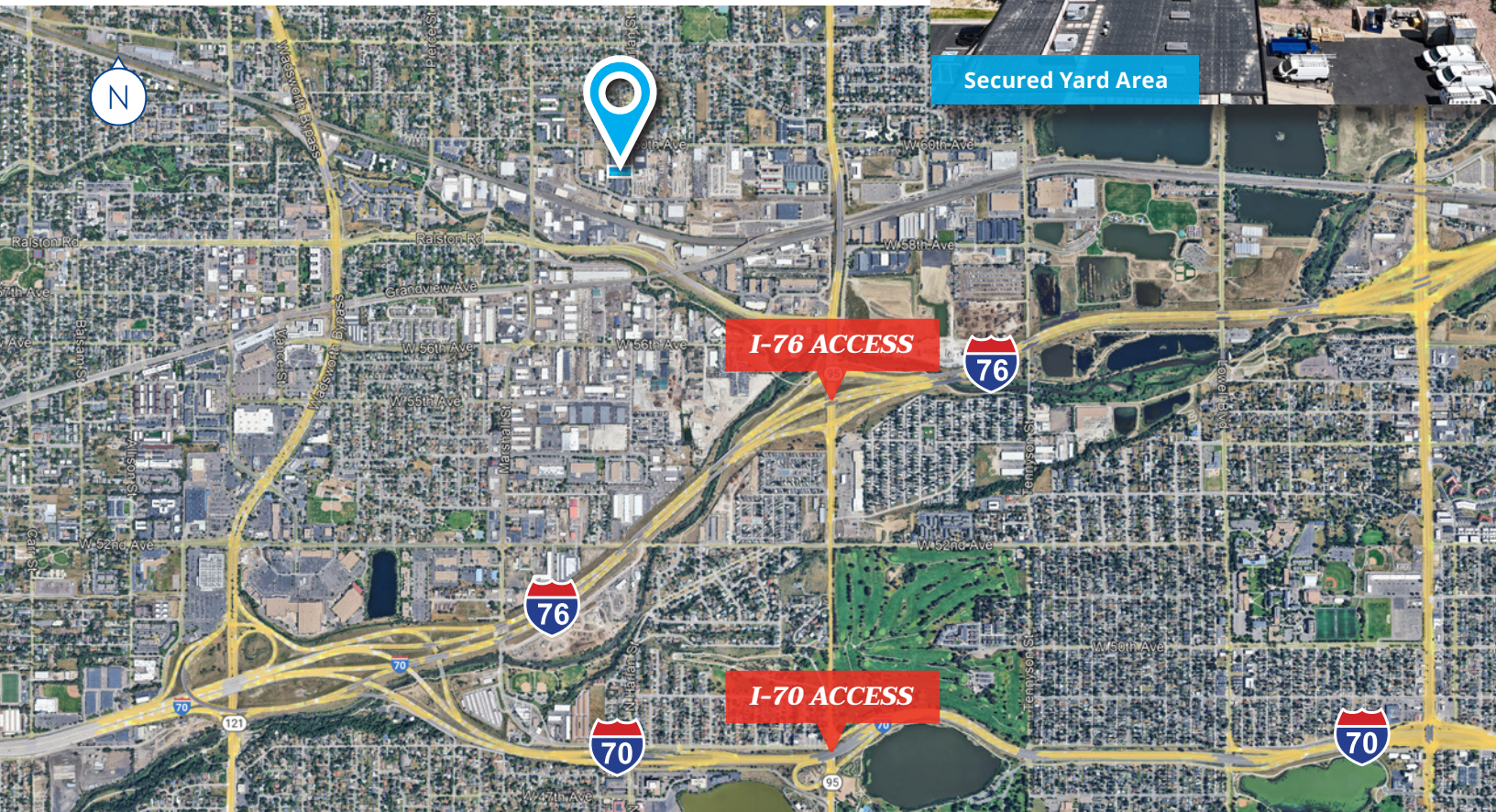
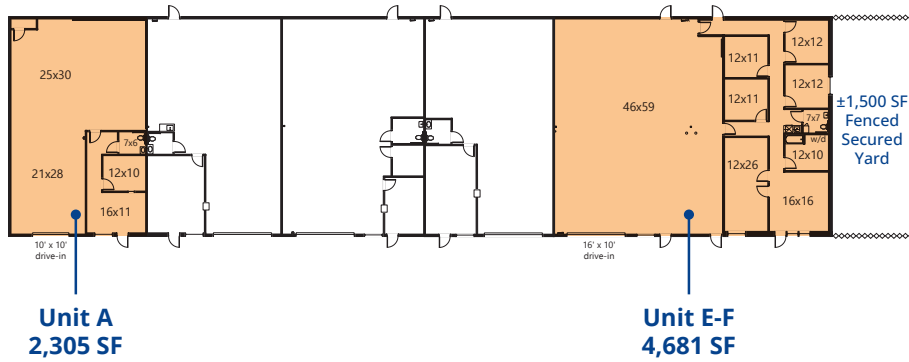
# 5930 Ingalls Street

## Arvada, CO 80003

Available:	Immediately
Size:	Unit A — 2,305 SF Unit E-F — 4,681 SF
Lease Rate:	Unit A — \$13.50/SF NNN Unit E-F — \$12.75/SF NNN
2026 Op. Ex.:	\$6.97/SF
Loading:	Two (2) Drive-Ins
Power:	TBV
Clear Height:	14'
Sprinklered:	No
Zoning:	I-2
Year Built:	2001

Accelerating success.

# Available Units



**Nicholas Nasharr**  
Associate  
+1 303 283 4563  
nicholas.nasharr@colliers.com

**T.J. Smith, SIOR**  
Principal  
+1 303 283 4576  
tj.smith@colliers.com

**Matt Keyerleber**  
Principal  
+1 303 309 3522  
matt.keyerleber@colliers.com

4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888  
colliers.com/denver

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

