



For Lease

6711 W 58th Place

Arvada, CO 80003



PROPERTY SUMMARY

5,000sf in with approximately 4000 sq ft of warehouse and (2000) sq ft of offices -(2 story office areas) in multi-unit building. Mezzanine office is not included in square footage. Available for move-in August 1st. Well maintained property in quiet area. Fresh exterior paint. 10' x 12' ramped drive in door. 10'x 12' loading dock. 10'x10" half dock on the back of unit 16-20ft ceiling height. 4 offices, and 2 bathrooms with break room. Multiple assigned parking spaces. Zoned I-2 heavy industrial. Great location near both I-70 and I-76. 3-phase power. Roof recently redone. Well maintained by local ownership. 2 newer gas unit heaters in warehouse. Good lighting with skylights/natural light. Modified gross lease, NO NNN, no CAM surprises. Includes everything except approximate average of \$45/ month for apportioned water/ sewer- billed annually. Comcast ready.

PROPERTY HIGHLIGHTS

- Skylights
- Ramped drive in, dock high and half dock loading
- Mezzanine office/storage not included in square footage
- 275 amp 3 Phase power
- Fire sprinklers
- 16'-20' ceilings

Lease Rate	Contact Broker	Date Available	August 1st
Unit Size	5,000sf	Clear Height	16-20'
Building Size	27,000 SF	Lease type	Modified Gross
Power	250 amp 3pTBV	Natural Light	Yes
Loading	Dock & Drive In	Ownership	Local
Fire Sprinklers	Wet System	Market	Denver Metro
Zonina	I-2	Countv	Jefferson



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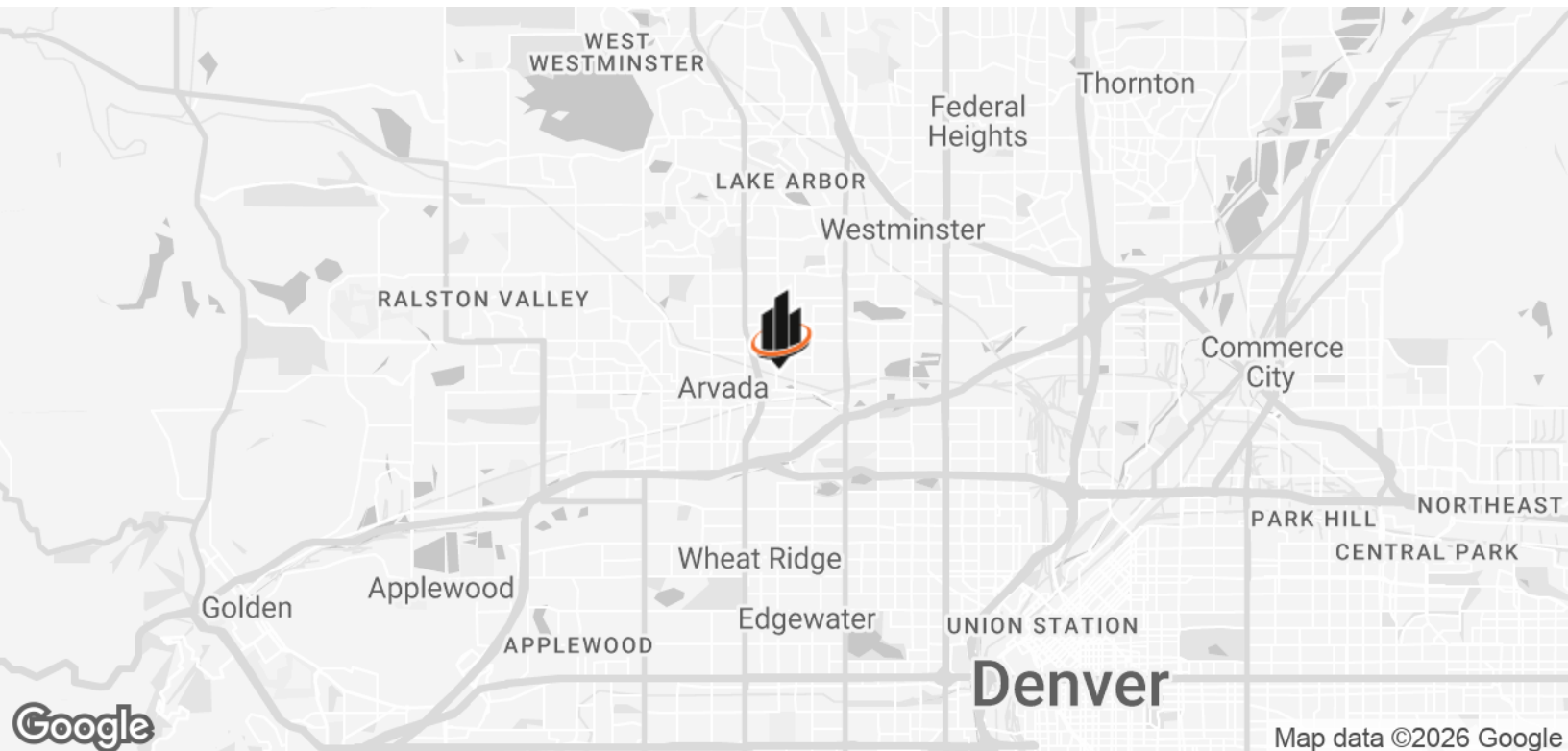




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