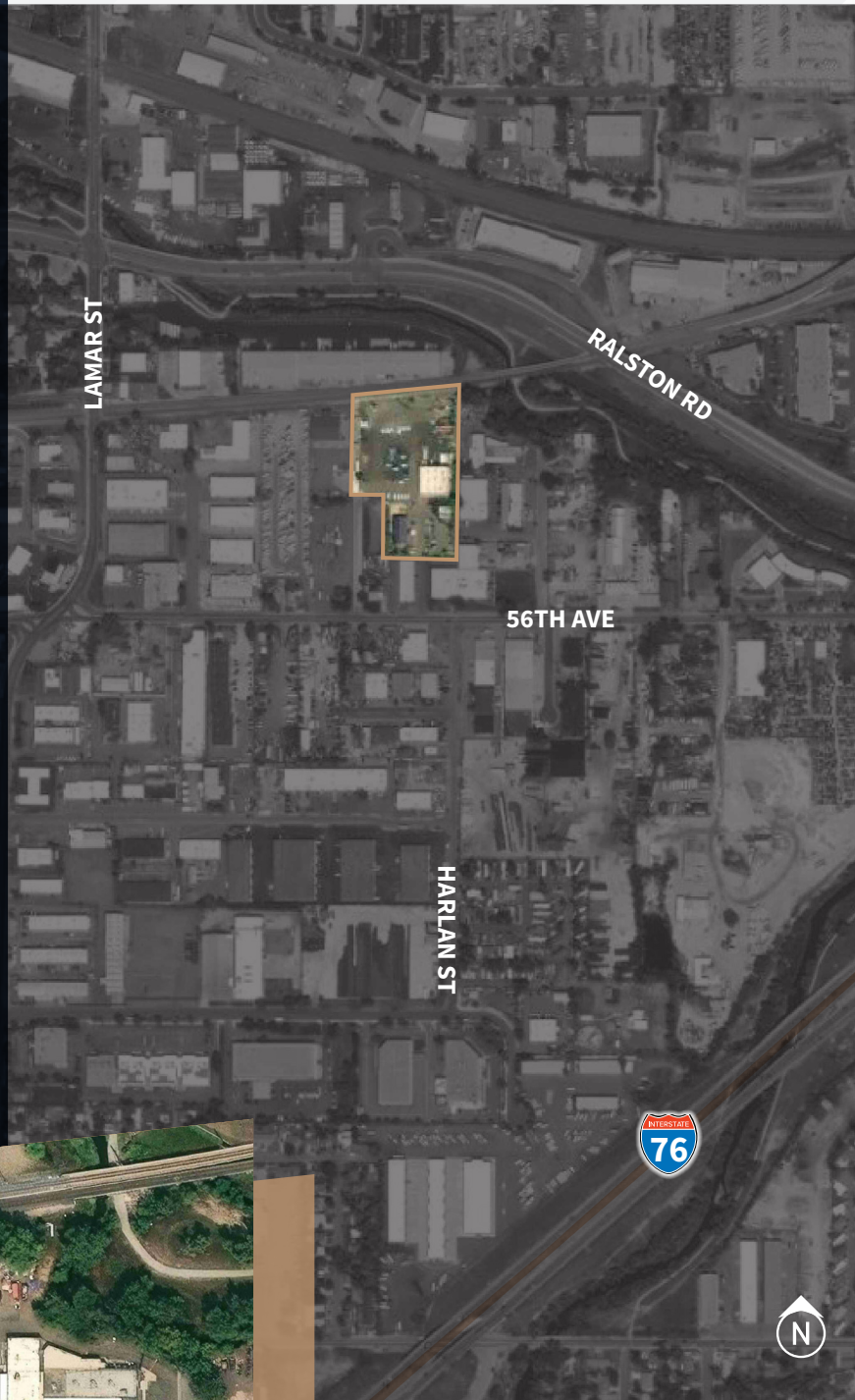


6015
W. 56TH AVENUE

17,048 SF
HIGH QUALITY
INDUSTRIAL SPACE
AVAILABLE ON 4.02 AC



IOS Infill Site with
Class A Crane
Served Maintenance
Building

CBRE

PROPERTY SPECIFICATIONS



MAINTENANCE BUILDING SIZE:
10,981 SF



STORAGE BUILDING SIZE:
1,700 SF



OFFICE BUILDING SIZE:
4,752 SF



SITE SIZE (AC):
±4.02 (175,111 SF) fenced acres



CLEAR HEIGHT:
±24' - 26' (maintenance bldg.)



LOADING:
3 oversized drive-in doors



BAY DEPTH:
±101'



ELECTRICAL:
Heavy, 480V, 3PH
(Amps to be verified)



YEAR BUILT:
2002



COUNTY
Jefferson (Enterprise Zone)



ZONING
IG (City of Arvada)



TAXES
\$68,586.76 (2025)



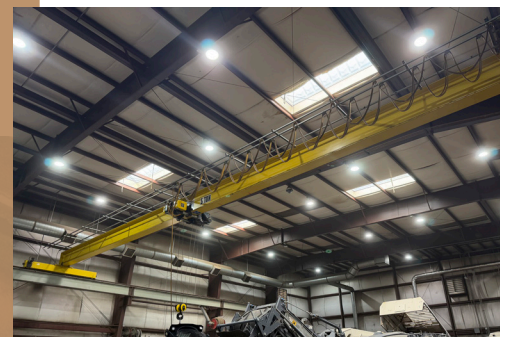
SALE PRICE:
\$6,750,000



EXISTING LEASE EXPIRATION
11/30/2028 (current rent of
\$202,686/Year NNN)



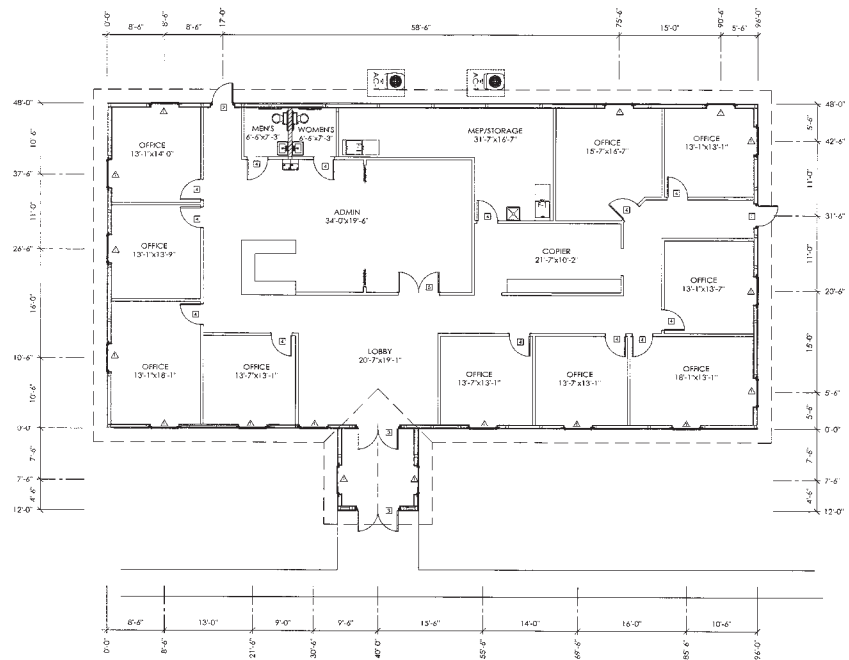
BUILDING PHOTOS



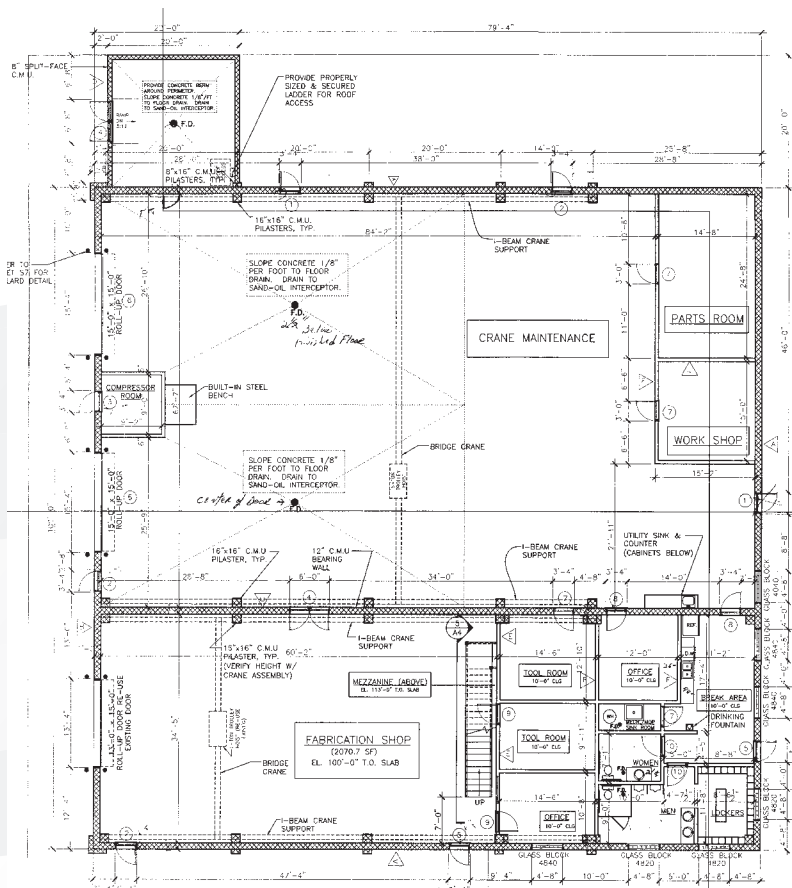
MAINTENANCE BUILDING IMPROVEMENTS

- 5 and 2 ton bridge cranes
- Floor drains
- Sand-oil separator and pit
- Exhaust ventilation system
- Air compressor + distribution lines
- Automatic drive-in doors
- Shop bathroom + locker room + offices
- Vehicle / equipment wash area adjacent to building

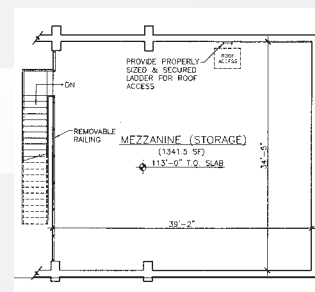
OFFICE BUILDING



MAINTENANCE BUILDING

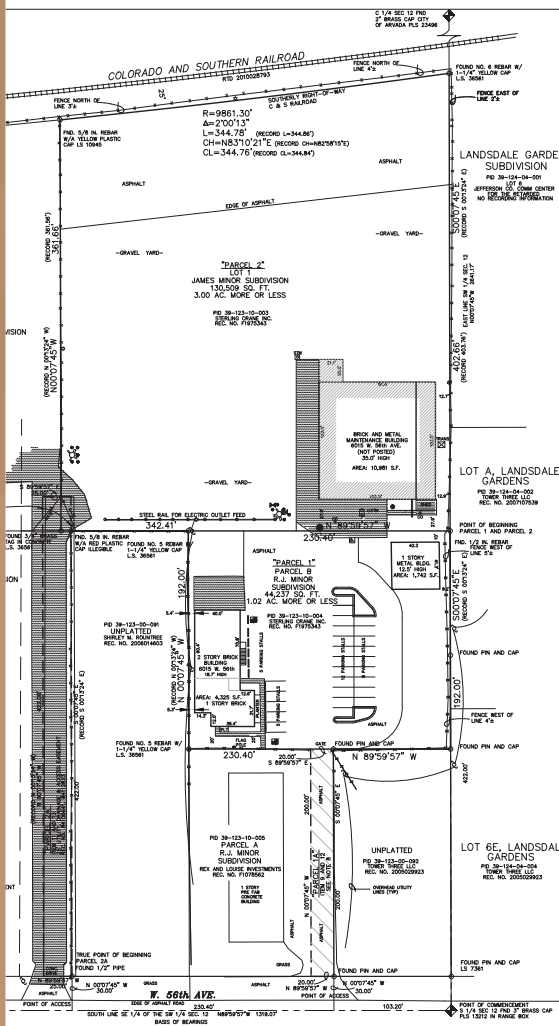


MEZZANINE



ALTA SURVEY

A.L.T.A./ACSM LAND TITLE SURVEY OF FOUR PARCELS OF LAND LOCATED IN THE SW 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 69 WEST 6TH P.M. CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 1 OF 1



PROVIDED DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY, NBU NO. 21022539

PARCEL ONE:

A TRACT OF LAND IN THE SOUTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 422.00 FEET TO THE POINT OF BEGINNING, THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 230.4 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 192.0 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 230.4 FEET, THENCE NORTH 192.0 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B, R.J. MINOR SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL ONE-A:

AS EASEMENT OR RIGHT-OF-WAY OVER A PRIVATE ROAD AS SET FORTH IN RIGHT-OF-WAY EASEMENT RECORDED FEBRUARY 4, 1975 IN BOOK 2700 AT PAGE 605, AND AMENDED IN INSTRUMENT RECORDED MARCH 3, 2004 AT RECEPTION NO. F1975342 OF THE JEFFERSON COUNTY, COLORADO REAL ESTATE RECORDS.

PARCEL TWO:

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, THENCE NORTH 00°32'41" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 422.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°59'57" WEST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 342.41 FEET, THENCE NORTH 00°32'41" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 381.56 FEET TO A POINT OF CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN RAILROAD, THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE SOUTH 00°32'41" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 453.76 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1, JAMES MINOR SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO.

A 25 FOOT UTILITY, DRAINAGE AND ACCESS EASEMENT OVER A PORTION OF LOTS 2 AND 3, JAMES MINOR SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE NORTH 00°32'41" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF SAID SECTION 12, THENCE NORTH 89°59'57" WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE, A DISTANCE OF 333.60 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°59'57" WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE, A DISTANCE OF 25.00 FEET, THENCE NORTH 00°32'41" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 422.00 FEET, THENCE SOUTH 89°59'57" EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°32'41" EAST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 422.00 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF COLORADO.

BASIS OF BEARINGS:

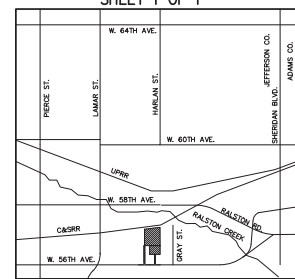
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N89°59'57" W BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.

SCHEDULE B-SECTION 2 EXCEPTIONS:

CHICAGO TITLE INSURANCE COMPANY, NBU NO. 21022539, EFFECTIVE DATE JANUARY 18, 2012 AT 7:30 AM

ITEMS 1-B. STANDARD EXCEPTIONS

- ITEM 9 REFERS TO ROW EASEMENT BOOK 2700 PAGE 605, AND RN F1975342. (AFFECTS PROPERTY, AS SHOWN, PARCEL 1A)
- ITEM 10 REFERS TO RIGHT-OF-WAY AS DISCLOSED IN DEED, RN 84094165. (AFFECTS PROPERTY, AS SHOWN, PARCEL 2A)
- ITEM 11 REFERS TO AN EASEMENT, RN 84112833. (AFFECTS PROPERTY, AS SHOWN, PARCEL 2A)
- ITEM 12 REFERS TO EASEMENT AGREEMENT, RN F1907776. (AFFECTS PROPERTY, AS SHOWN, PARCEL 1A)
- ITEM 13 REFERS TO THE PLAT OF JAMES MINOR SUBDIVISION, RN 84106641. (AFFECTS PROPERTY, AS SHOWN)
- ITEM 14 REFERS TO FENCES SHOWN ON ALTA/ACSM SURVEY BY JEHN ENGINEERING. (AFFECTS PROPERTY, APPARENTLY SENSE FENCES IN PLACE)
- ITEM 15 REFERS TO ANY LOTS OR TENANCES. (AFFECTS PROPERTY, NOTHING TO SHOW)



NOTES:

- 1) THIS SURVEY DOES NOT CERTIFY TO ANY SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BARRIERS OF ANY TYPE. THE UTILITIES SHOWN HEREON ARE IDENTIFIED BY SIGHT ONLY.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN & ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EXISTENCES OF RECORD.
- 4) CHICAGO TITLE INSURANCE COMPANY, NBU NO. 21022539, DATED JAN. 18, 2012 AT 7:30 A.M., WAS ENTIRELY REPLIED UPON FOR RECORDED RIGHTS-OF-WAYS, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RECAPITULATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.
- 6) NO ENCROACHMENTS WERE FOUND ON THE SITE OTHER THAN FENCES DIMENSIONED AND SHOWN HEREON.
- 7) DATE OF SURVEY - MARCH 2003 AND FEBRUARY 2012.
- 8) HATCHING INDICATES BEST LOCATION OF RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 2700, PAGE 605, F1975342, (VAGUE AND CONTAINS ERRORS), ITEM 9.
- 9) HATCHING ALSO INDICATES BEST LOCATION OF WATER AND SEWER EASEMENT AGREEMENT RECORDED AT REC. NO. F1907776, (VAGUE AND CONTAINS ERRORS), ITEM 12.
- 10) THERE ARE 30 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES ON SITE.
- 11) BUILDING AREAS SHOWN HEREON ARE TO EXTERIOR FACE OF BUILDING.
- 12) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP DR0502022 E, EFFECTIVE JUNE 17, 2003, SUBJECT PROPERTY IS IN ZONE X1, ZONE X1 BEING AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOODPLAIN.
- 13) ADDRESS OF SITE: 6015 W. 56TH AVE., ARVADA, CO. 80002

SURVEYOR'S CERTIFICATE

TO: ALPHA MILLING COMPANY, INC., A COLORADO CORPORATION AND ALPHA INDUSTRIAL, L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.
STERLING CRANE LLC, A COLORADO LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION TO STERLING CRANE, INC., A DELAWARE CORPORATION.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, ONLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11A, AND 13 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 2/9/12.
DATE OF PLAT OR MAP: _____

CHRISTOPHER H. MUELLER
REGISTERED COLORADO LAND SURVEYOR NO. 36561
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.



Discover a truly exceptional industrial outdoor storage (IOS) opportunity at 6015 W. 56th Ave, Arvada, Colorado. This rare offering in the highly sought-after West market provides critical space for businesses requiring secure, accessible industrial land for equipment, vehicle, or material storage. The Property boasts a fully fenced perimeter for enhanced security and features a valuable crane-served maintenance building, a highly desirable amenity for heavy equipment handling and operational efficiency. Capitalize on this prime Arvada location, perfectly situated to serve the growing needs of the Denver metropolitan area's industrial sector.

**DOWNTOWN
DENVER**



6015 W. 56TH AVE

56TH AVE

DRIVE TIMES



I-76	3 min / 1.0 miles
I-70	5 min / 2.2 miles
I-25	10 min / 5.6 miles
Downtown Denver	20 min / 8.2 miles
Denver Int'l Airport	30 min / 23.0 miles

BROKER CONTACTS

MIKE CAMP

Executive Vice President
303 960 6313
mike.camp@cbre.com

JIM BOLT

Vice Chairman
720 528 6310
james.bolt@cbre.com

CBRE

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