

# FOR LEASE

## INDUSTRIAL PORTFOLIO



## 55th and Harlan Industrial Portfolio Arvada, CO 80002

### Property Highlights

- » Hard to Find Auto Use Allowed with Outdoor Storage
- » Rare Small Bay Industrial Opportunity in the Highly Sought After Northwest Denver Submarket
- » Functional Drive-In Loading with Flexible Warehouse Configurations
- » Dedicated Outdoor Yard / Laydown Space Ideal for Contractors, Storage, & Fleet Operations
- » Excellent Access to I-70, I-76, US-36, & Downtown Denver
- » Strategic Location Serving Arvada, Wheat Ridge, Westminster & Denver Metro
- » Ample On-Site Parking with Easy Truck & Van Maneuverability

### Property Details

<b>Available SF:</b>	1,900 - 5,350
<b>Total Portfolio SF:</b>	39,960 SF
<b>Zoning</b>	I-1
<b>Clear Heights</b>	12'-14'
<b>Units Available</b>	4

**Lease Rate: Contact Broker**

For more information:

**TAYLOR ROY**  
949-701-0164  
taylor@malmacre.com

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### Availability

6000 W. 55th Avenue	1,900 SF
6050 W. 55th Avenue	2,500 SF
6085 W. 55th Avenue	5,350 SF
6100 W. 55th Avenue	2,025 SF

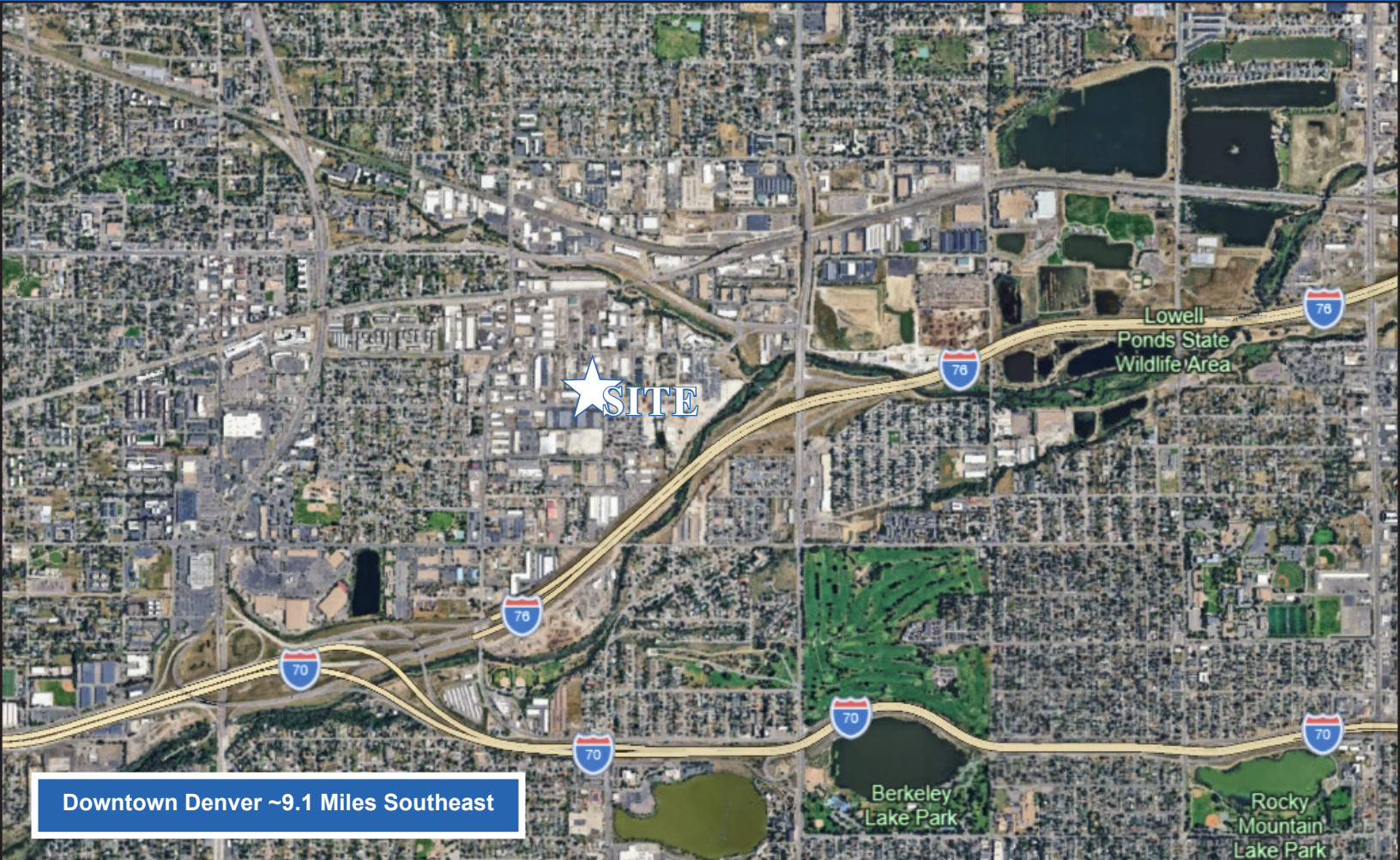


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## Traffic Counts

WADSWORTH BYPASS / 58TH AVE & RALSTON RD	42,000
SHERIDAN BLVD & 58TH AVE	41,000
WADSWORTH BYPASS & GRANDVIEW AVE	47,000

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