

Ralston Business Park | 5525 West 56th Avenue

Arvada, Colorado 80002



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14,927 SF Industrial Space Now Available

PROPERTY OVERVIEW

Building	5525 W 56th Ave Unit 100
Rate	\$11.00 psf NNN
End Cap Space	14,927 sf
Usage	Warehouse/Office
Office Space	3,281 sf, 2 floors
Bathrooms	On both office floors
Ceiling	Approx 28 ft clear
Sprinkled	Yes
Loading Dock	2 dock high
Loading Option	1 dock with leveler
Loading Drive	1 drive in
Parking	72 spaces (1.5 per 1,000sf)
Zoning	CC-A
Year Built	2008

Ralston Business Park at 5525 West 56th Avenue is an Industrial complex with access to nearby I-76 and I-70. Recently, its end-cap of a 14,927 sq ft area of combined large warehouse and two floors of office space has opened for lease. Its showcase exterior contemporary design with loading areas in rear, unique see-through windows from upper offices into the warehouse, and ample parking makes this property an opportunity worth looking into.

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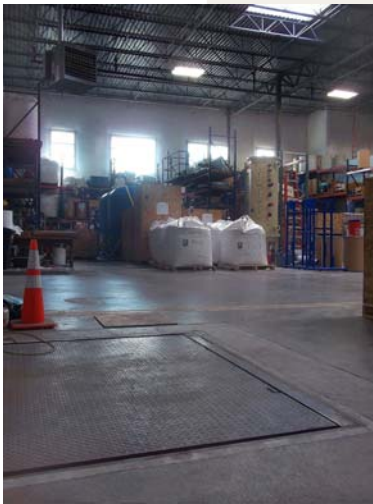


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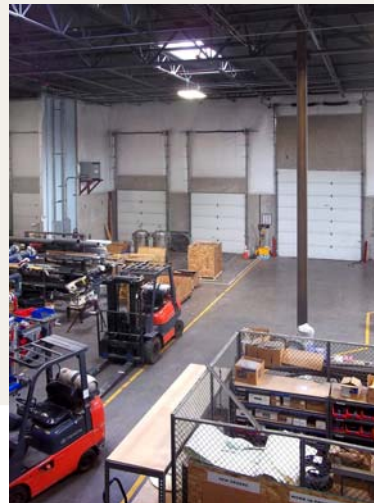
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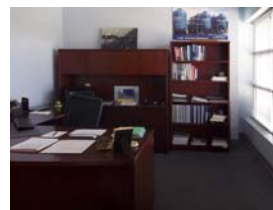
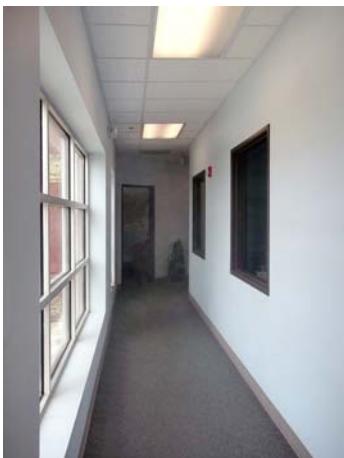
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**14,927 SF Industrial Space
Now Available**

PROPERTY HIGHLIGHTS

- Contemporary Exterior Styling ◀
- Industrial Development Park ◀
- Various Loading Options ◀
- Near Access to I-76 and I-70 ◀
- High 28 ft Warehouse Ceilings ◀
- Ample on-site parking ◀



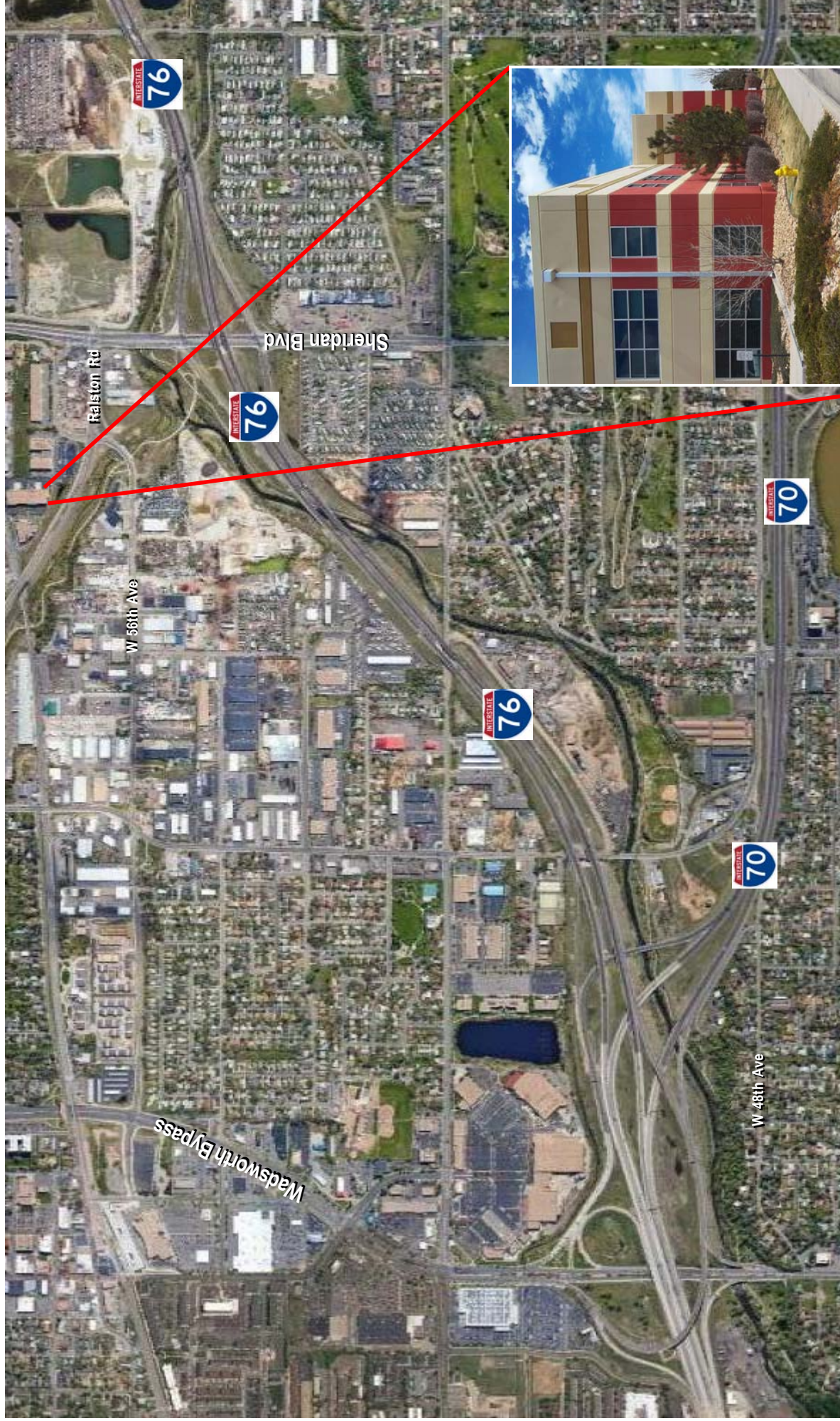
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