

OFFICE/WAREHOUSE FOR LEASE

6317 Wadsworth Blvd. Arvada, CO 80003





PROPERTY FEATURES:

Bldg. SF: 8,400 SF

Office SF: 1,800 SF (approx.)

Lot Size: .77 AC

Zoning: MX-U (Mixed-Use Urban)

Loading: (3) Drive-In Doors

(2) 10'x10' & (1) 10'x12'

Clear Height: 16'

Power: Standard

Lease Rate: \$18.50/SF NNN

PROPERTY HIGHLIGHTS:

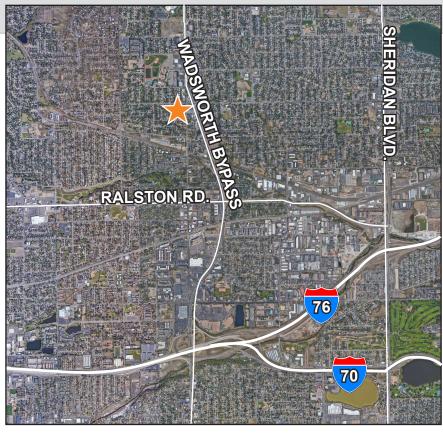
- Industrial/Retail location w/ incredible visibility and access off Wadsworth Blvd.
- Quality, high-image Office/Showroom space
- Great location to service Jefferson County and NW Denver Metro area
- Freestanding building with paved parking

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1801 W. Colfax Ave. Denver, CO 80204 www.ringsbyrealty.com

Brian Wilkes

brian@ringsbyrealty.com (303) 892-0112

Tim Gilchrist

tim@ringsbyrealty.com (303) 991-3821