



WESTSIDE 64TH



125,985 SF + 1.89 AC FENCED YARD FOR OUTDOOR STORAGE

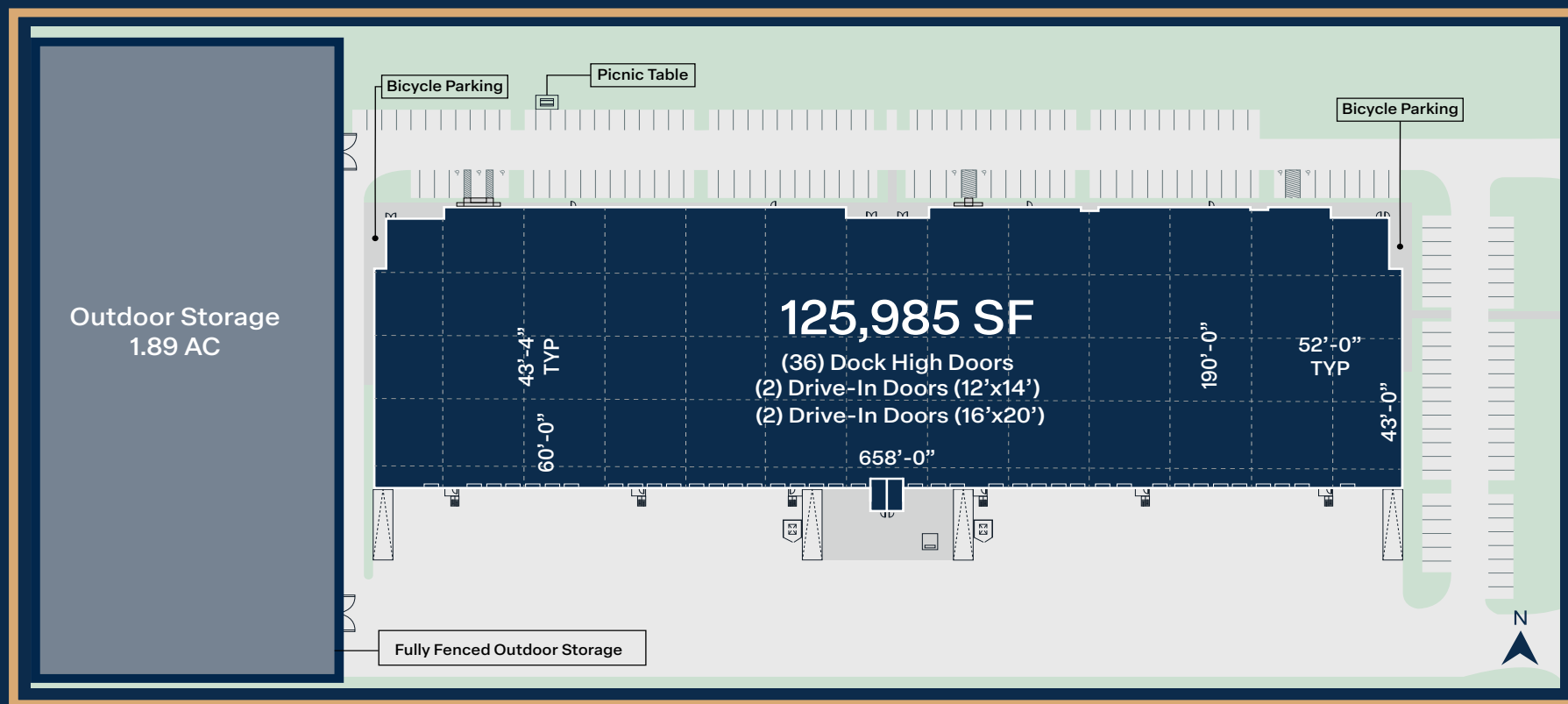
6653 FIG STREET,
ARVADA, CO 80004

DELIVERING OCTOBER 2026



BUILDING DETAILS

📍	Address	6653 Fig Street, Arvada, CO 80004
🏠	Building size	125,985 SF (divisible to ±20,000 SF)
📦	Outdoor storage	1.89 AC
🚚	Delivery	October 2026
📍	Zoning	Industrial Light (IL)
🏠	Uses	Warehousing, distribution, manufacturing, R&D, outdoor storage
📏	Clear height	32'
🚚	Dock high doors	36
🚚	Drive-in doors	2 (12'x14'), 2 (16'x20')
P	Parking	1.75/1,000 SF (220 spaces)



EVERYDAY AMENITIES

 POPULATION

 WORKFORCE

30 MINUTES

1,456,400

45 MINUTES

2,986,993

30 MINUTES

834,832

45 MINUTES

1,681,511

Source: Esri 2024

DRIVE TIMES

12 MINUTES TO



30 MINUTES TO



32 MINUTES TO



WITHIN 5 MILES

WITHIN 10 MILES

267



FOOD + DRINK

1,250

41



BARS

305

12



HOTELS

127

25



FITNESS/GYMS

106

20



PARKS/TRAILS

72



LOCATED IN AN ENTERPRISE ZONE!

TAX CREDITS:

INVESTMENT TAX CREDIT – 3% OF CAPITAL INVESTMENT PURCHASES

NEW JOBS CREDIT – \$1,100/NET NEW EMPLOYEE

HEALTH INSURANCE CREDIT – \$1,000/EMPLOYEE FIRST 2 YEARS COMPANY IN EZ

JOB TRAINING CREDIT – 12% OF QUALIFIED TRAINING EXPENSES

R&D INCREASE TAX CREDIT – 3% OF INCREASED R&D EXPENDITURES

COMMERCIAL VEHICLE TAX CREDIT – 1.5% OF COMMERCIAL VEHICLE PURCHASES

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