

Corner of 55th Ave & Harlan St
Arvada, Colorado

M B R C

Harlan
Industrial Park

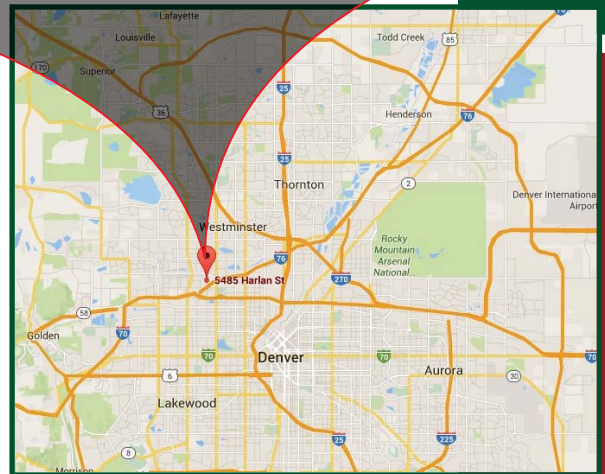
AVAILABILITY:

5465B:2,000SF (\$2,250/month MG)
6060A:5,220SF (\$5,000/month MG)
6120:2,750SF (\$2,750/month MG)
6160:3,060SF (\$3,000/month MG)



PROPERTY DESCRIPTION:

CONVENIENTLY LOCATED JUST OFF MARSHALL STREET, ONLY MINUTES FROM THE HARLAN EXIT (270) ON I-70. ALSO EASY ACCESS FROM WADSWORTH BY PASS OR SHERIDAN BOULEVARD



IMPORTANT FEATURES:

- LOADING: DRIVE-IN (OVERSIZED 12' DOORS)
- CLEAR HEIGHT: 14'
- ELECTRICAL: 3 PHASE
- NEWLY REMODELED OFFICE AREAS
- **UNINCORPORATED JEFFERSON COUNTY**

MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

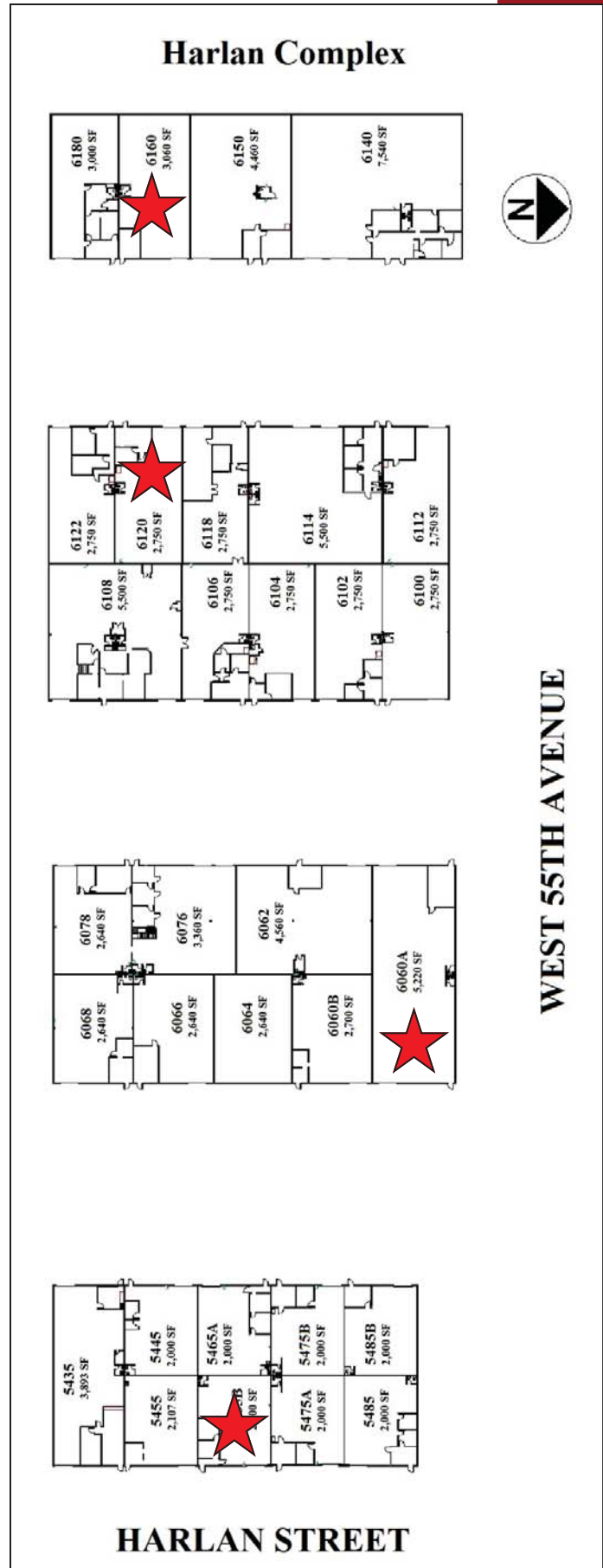
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Arvada, Colorado

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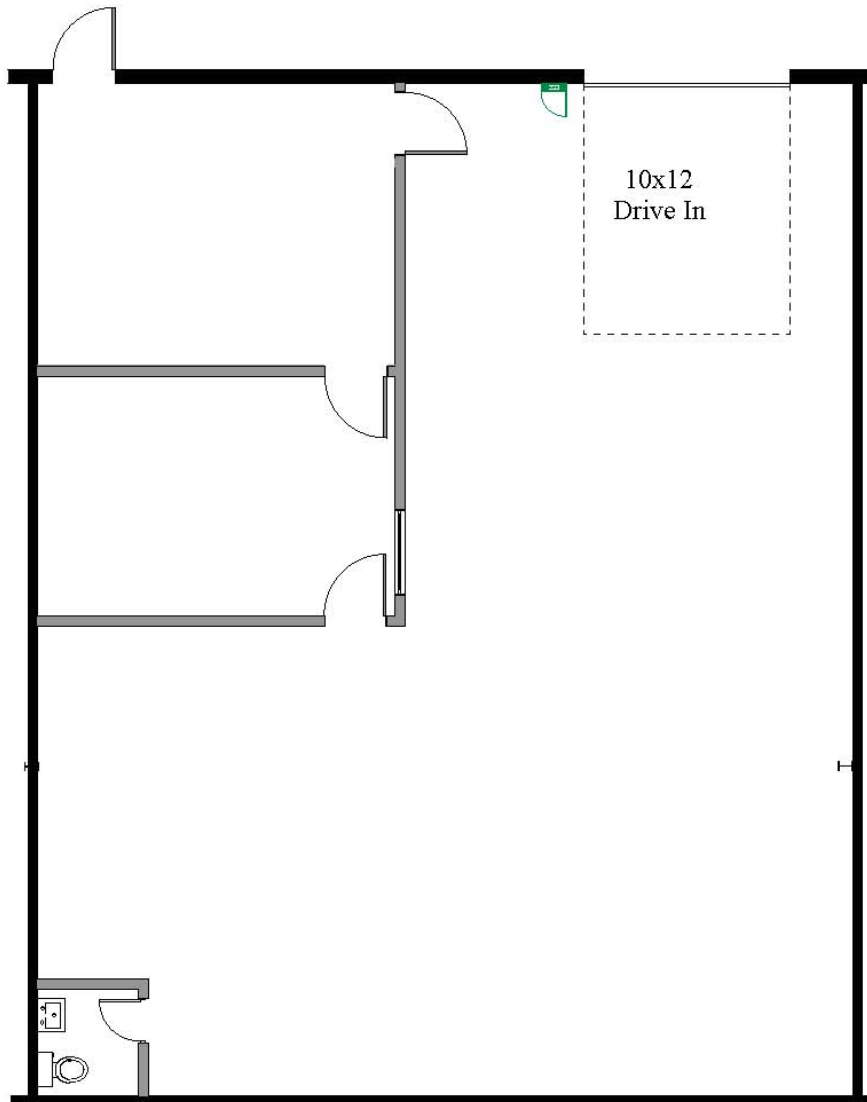
Harlan
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Space Availability:

Unit	Total SF	Office SF	Loading
5465B	2,000	400	Drive-In
6060A	5,220	0	Drive-In
6120	2,750	400	Drive-In
6160	3,060	150	Drive-In

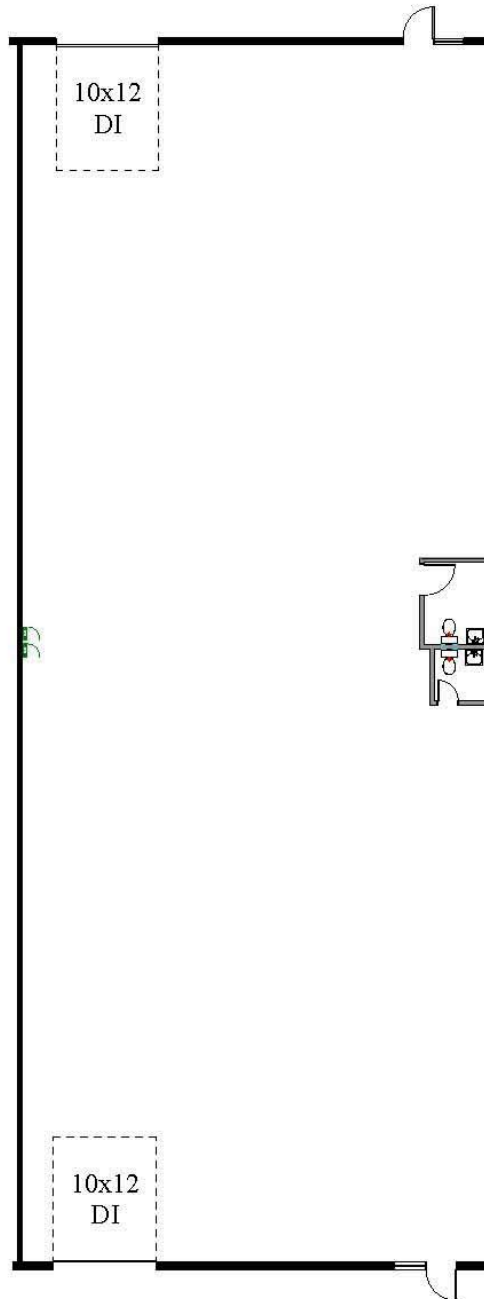


5465 Harlan
Unit B



1 **Floor Plan** 2,000 sf
Scale: 1/8" = 1'-0"

**6060 West 55th
Unit A**



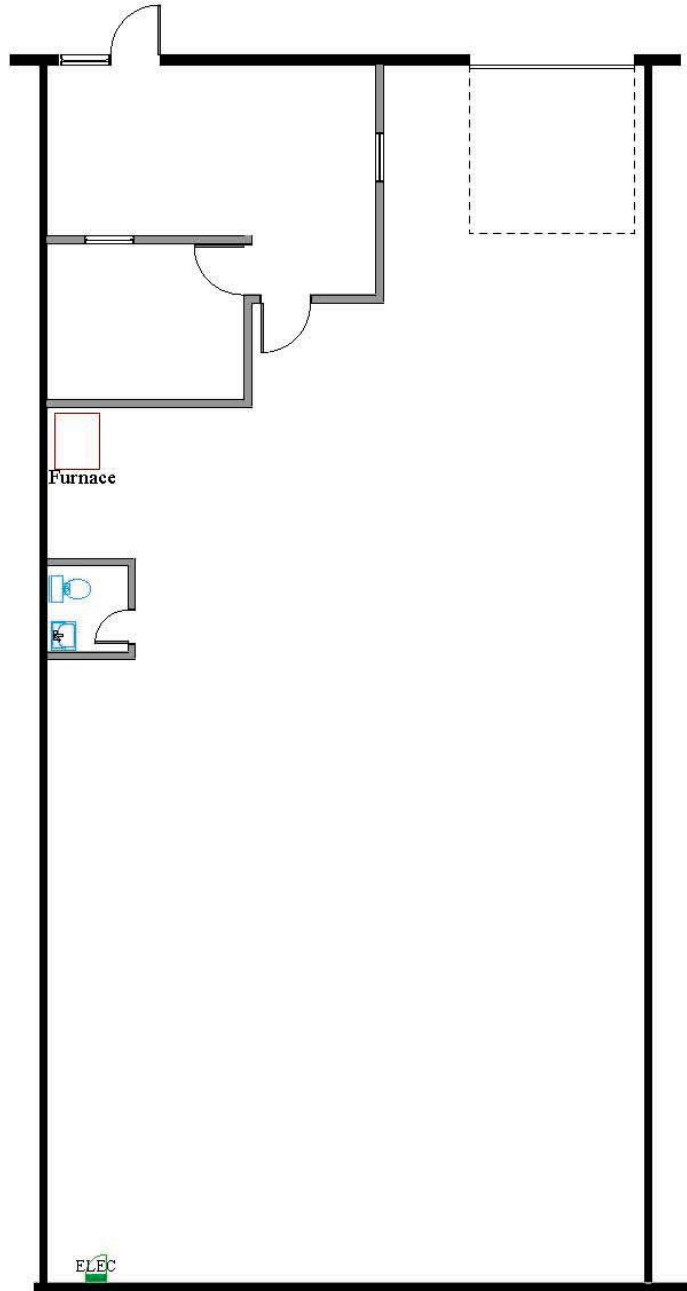
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1

Floor Plan 5,220 sf
Scale: 1/16" = 1'-0"

6120 West 55th



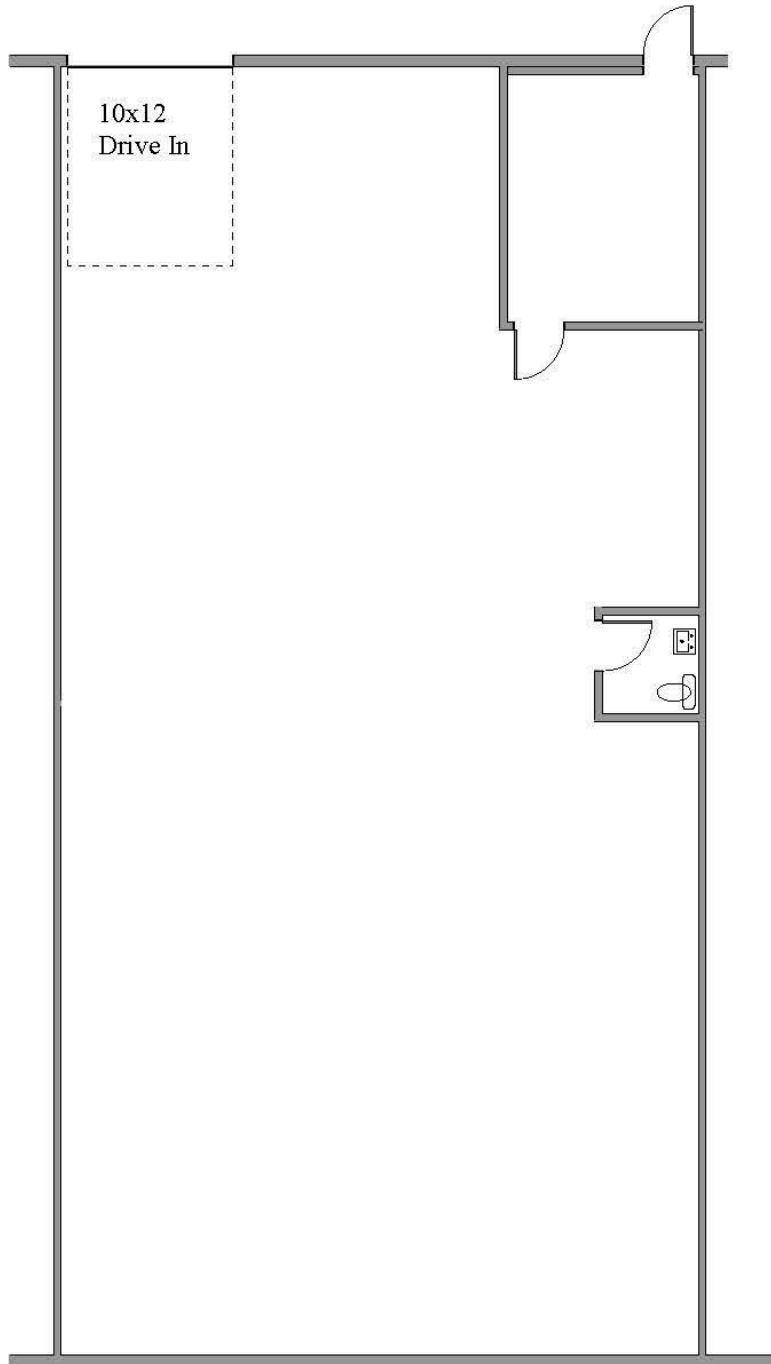
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1

Floor Plan 2,750 sf
Scale: 1" = 10 ft

6160 West 55th



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1

Floor Plan
Scale: 1" = 10 ft

3,060 sf