



FOR LEASE – INDUSTRIAL WAREHOUSE

6125 W 59th Ave Units E & F, Arvada, CO 80003

Zoning	I-1 Light Industrial
Sqft	2,000 SF
Clear Ht	16' 10"
Power	3P – 220V, 100 Amp (TBV)
Parking	Surface parking
Loading	10' x 12' Drive-In Door
Area SF	Warehouse 1,900 SF / office - 100 SF
YOC	1999

Property Features

- Available September 1, 2026
- Flexible industrial layout
- Expandable occupancy options
- Functional office-to-warehouse ratio
- Climate-controlled office space
- Efficient loading capabilities
- Industrial utility infrastructure
- Excellent regional connectivity
- Diverse permitted industrial uses

\$ 13.75 / sf

Estimated NNN expenses – \$ 5.67 / sf

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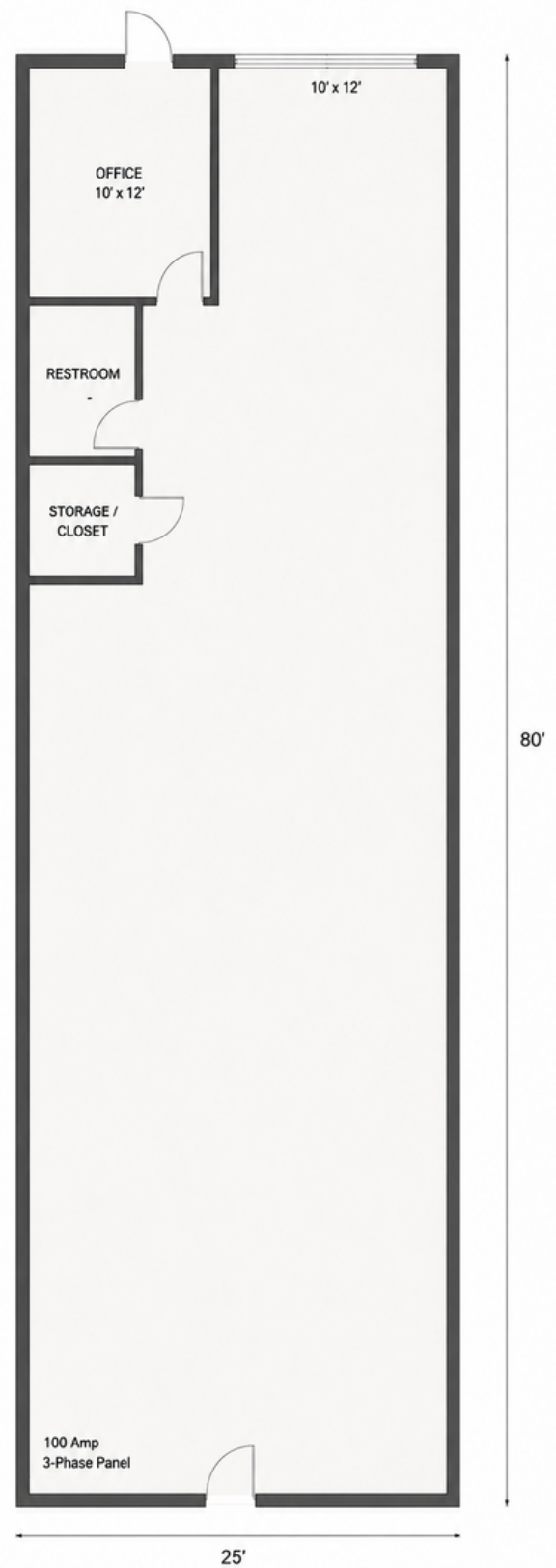
Exterior Property Photos



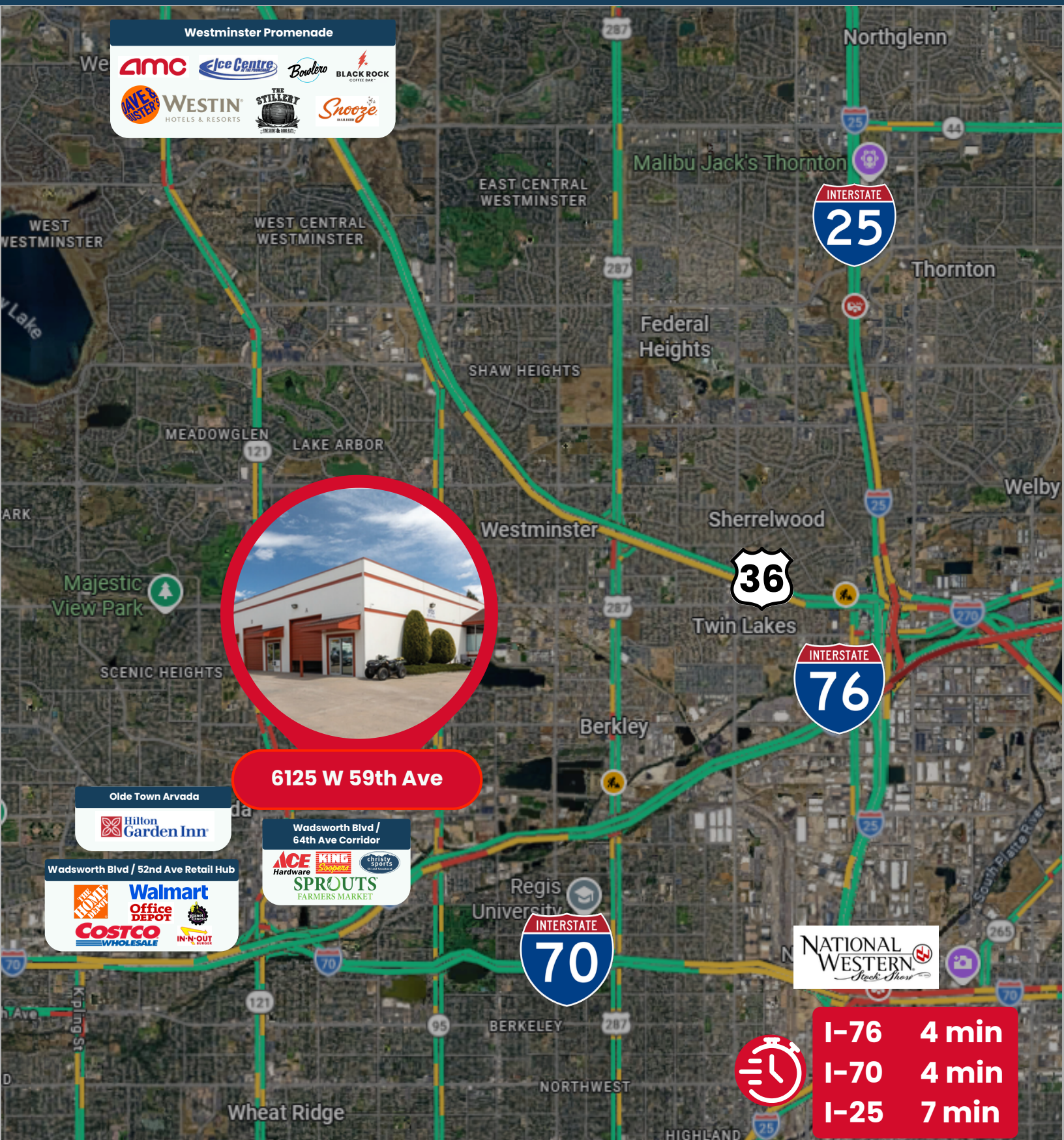
Interior Property Photos



Floor Plan



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