



## 30,708 SF Warehouse/Manufacturing Facility

Lease Rate: To Quote

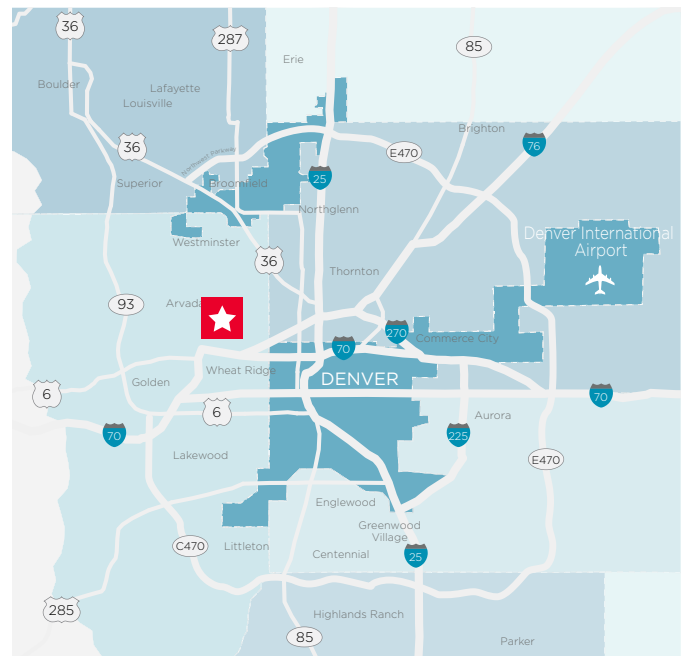
Sale Price: To Quote

### Property Features

<b>Total Building Size</b>	±30,708 SF
<b>Available Size</b>	±18,007 SF
<b>Office Size</b>	±8,550 SF
<b>Land Size</b>	±3.26 Acres
<b>Clear Height</b>	12' - 14'
<b>Loading</b>	1 Dock-high door 1 Drive-in door
<b>Year Built</b>	1968
<b>Zoning</b>	IL (Light Industrial)
<b>Electrical</b>	2,000 Amps, 277/480 volt, 3-phase
<b>Parking</b>	1.14 : 1,000 SF

### Property Highlights

- 108 kW PV Solar Energy System installed on roof
- Tenant in place (10,500 SF)
- 10 Minute walk (1/2 mile) to RTD G Line, Gold Strike Station
- Enterprize Zone tax credits available





FOR SALE OR LEASE

# 5550 West 60th Avenue

Arvada, Colorado 80003



**Potential  
Expansion  
Area**

For more information, please contact:

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