



INDUSTRIAL / FLEX SPACE
RARELY AVAILABLE!

6385-6425 W 52ND AVE
ARVADA, CO 80002

PROPERTY HIGHLIGHTS

Look no further! Office flex space with a combination of office and warehouse available at this central Arvada location.

Great access to I-70, I-76, Wadsworth Boulevard and Sheridan Boulevard, blocks from restaurants and major retail centers. The whole business center features a great mix of companies, office spaces, and flex space. There is ample parking with professional and responsive property management. Call Brokers today for a tour!

Unit 2 - 2,750 RSF	Available 7/1/22
Lease Rate	\$9.95 - \$12.95/RSF NNN
Expenses	\$6.00/RSF (utilities included)
Parking	Ample

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

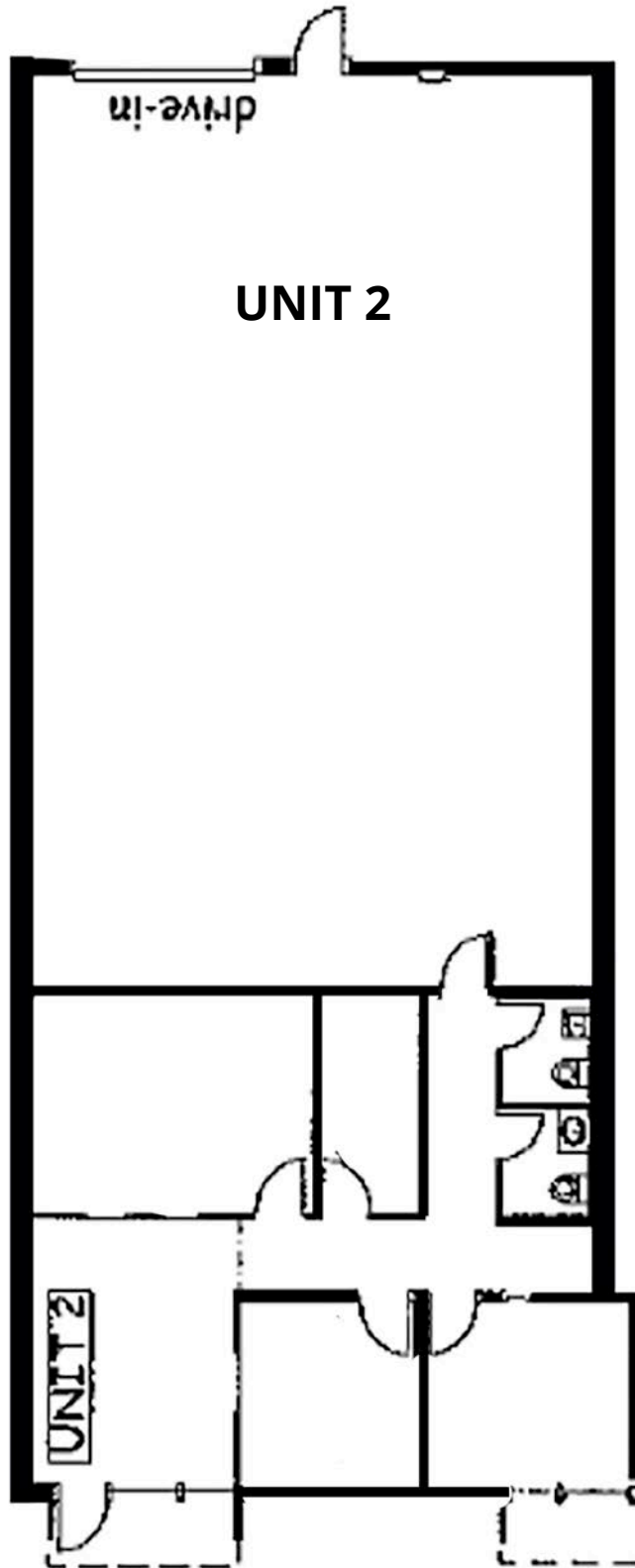
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PROPERTY FLOOR PLAN - 6385 - UNIT 2



TOTAL: 2,750 SF
980 SF OFFICE
1,770 SF WAREHOUSE

TWO INDUSTRIAL/FLEX & ONE OFFICE SUITE FOR LEASE

6385 - 6425 W. 52ND AVE., ARVADA, CO 80002

Colorado Group

PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.