

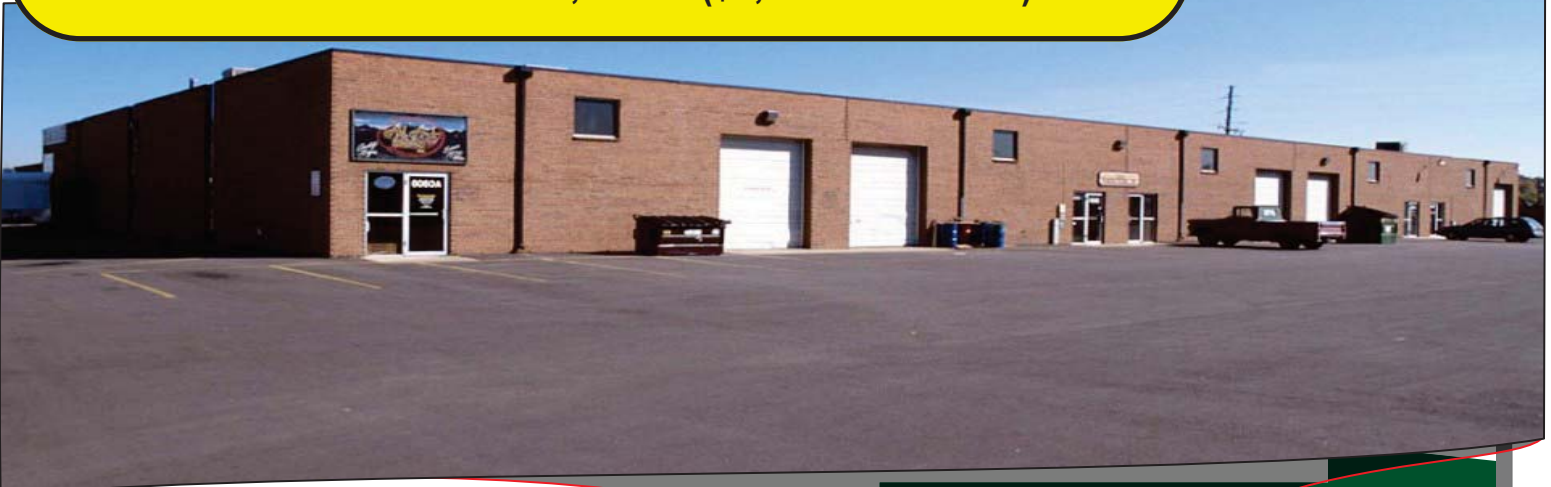
Corner of 55th Ave & Harlan St
Arvada, Colorado

M B R C

Harlan
Industrial Park

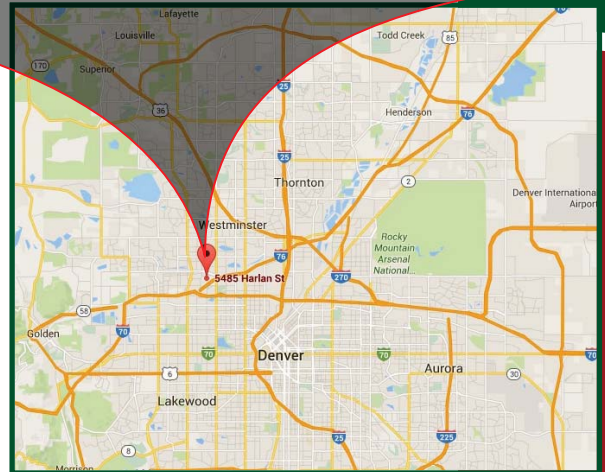
AVAILABILITY:

5475B:.....2,000SF (\$2,500/month MG)
6060:5,220SF (\$5,250/month MG)
6068:2,640SF (\$2,850/month MG)
6076:3,360SF (\$3,600/month MG)
6100:2,750SF (\$2,950/month MG)
6114:.....5,500SF (\$5,500/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**

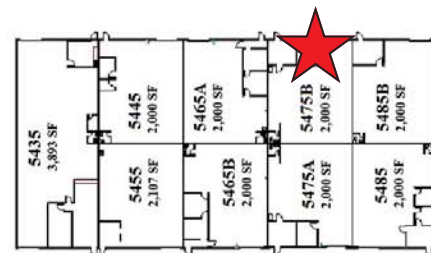
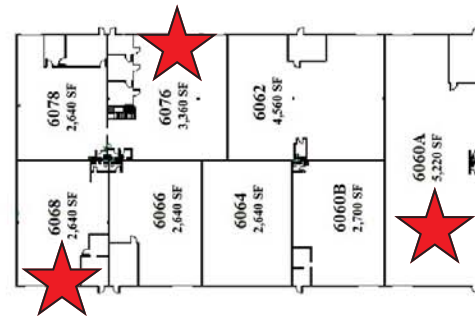
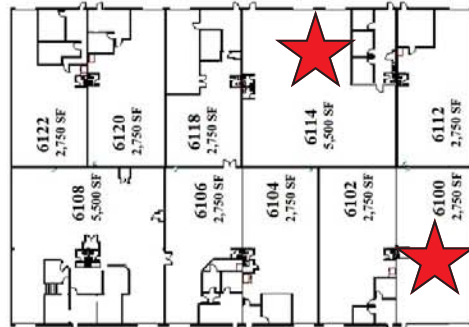
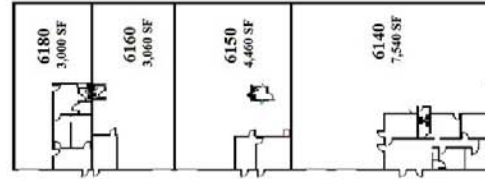
MICHAEL BLOOM
REALTY COMPANY

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

Space Availability:

Unit	Total SF	Office SF	Loading
5475B	2,000	350	Drive-In
6060	5,220	0	2 Drive-In
6068	2,640	200	Drive-In
6076	3,360	800	2 Drive-In
6100	2,750	200	1 Drive-In
6114	5,500	400	2 Drive-In

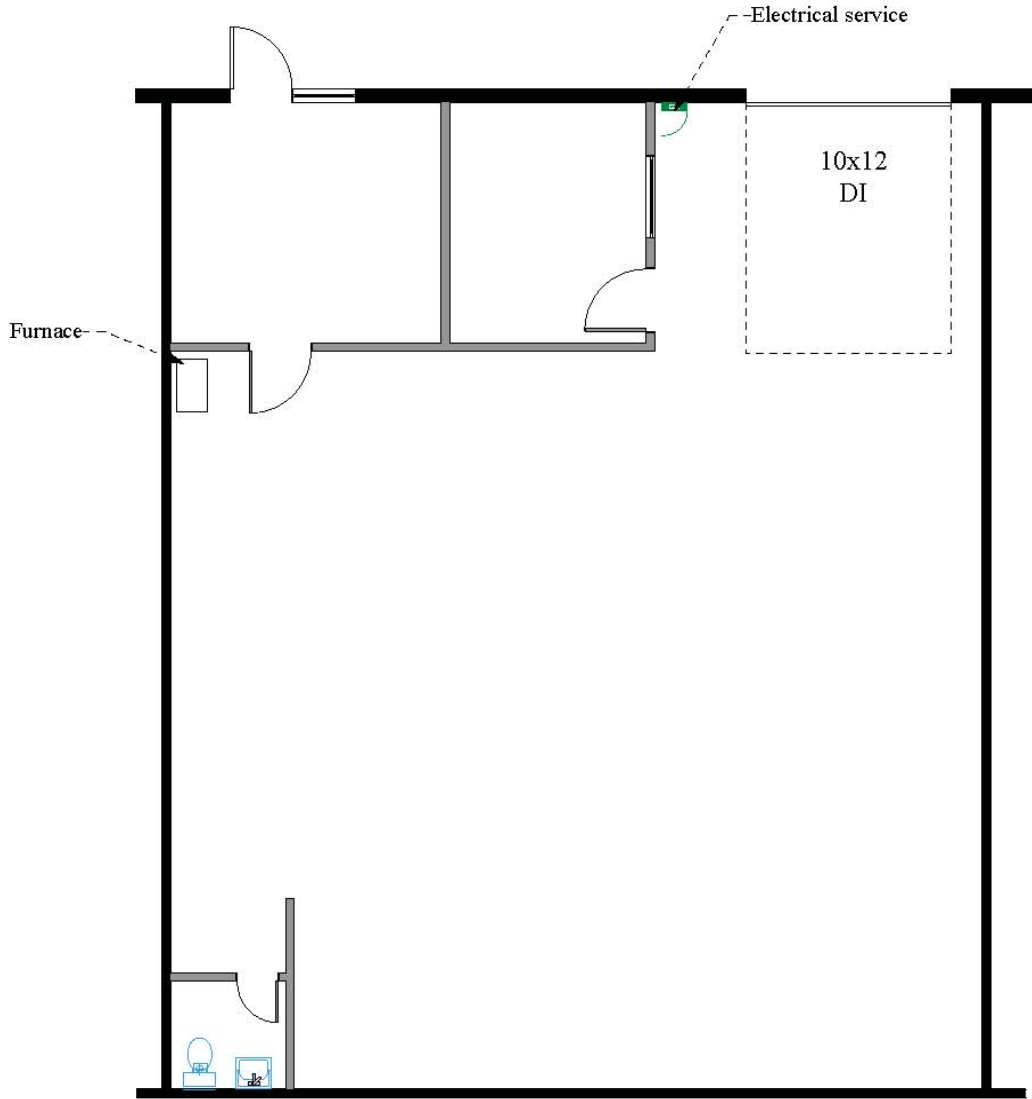
Harlan Complex



WEST 55TH AVENUE

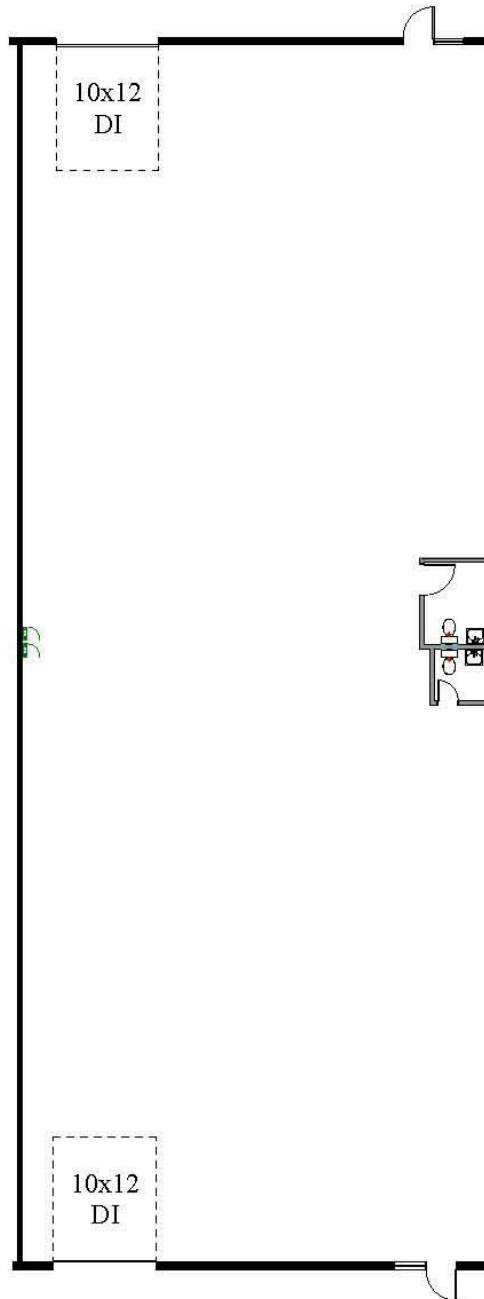
HARLAN STREET

**5475 Harlan
Unit B**



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

**6060 West 55th
Unit A**



**Landlord is willing
to build-to-suit
offices.**

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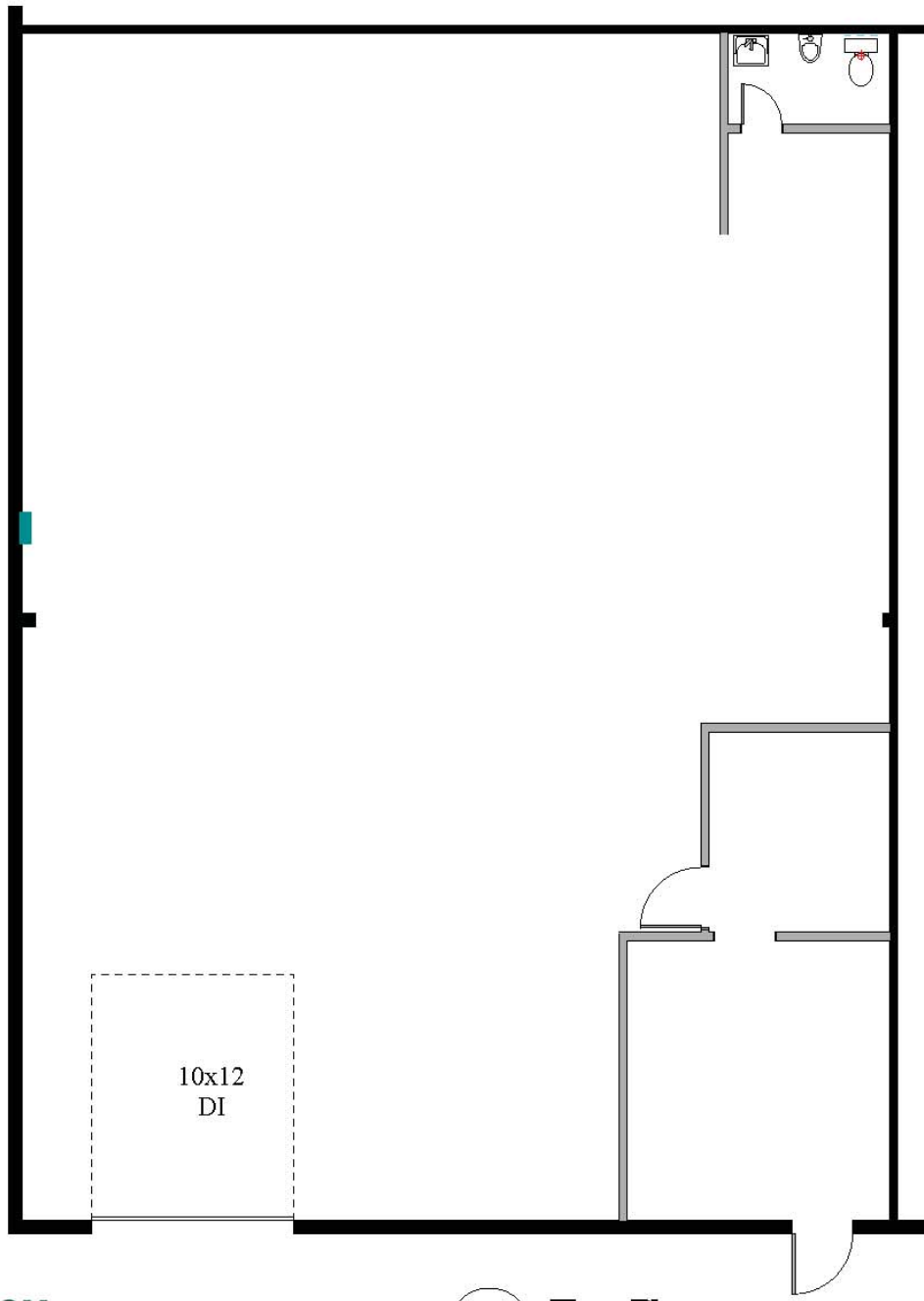
Floor Plan 5,220 sf
Scale: 1/16" = 1'-0"

Corner of 55th Ave & Harlan St
Arvada, Colorado

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Harlan
Industrial Park

6068 West 55th



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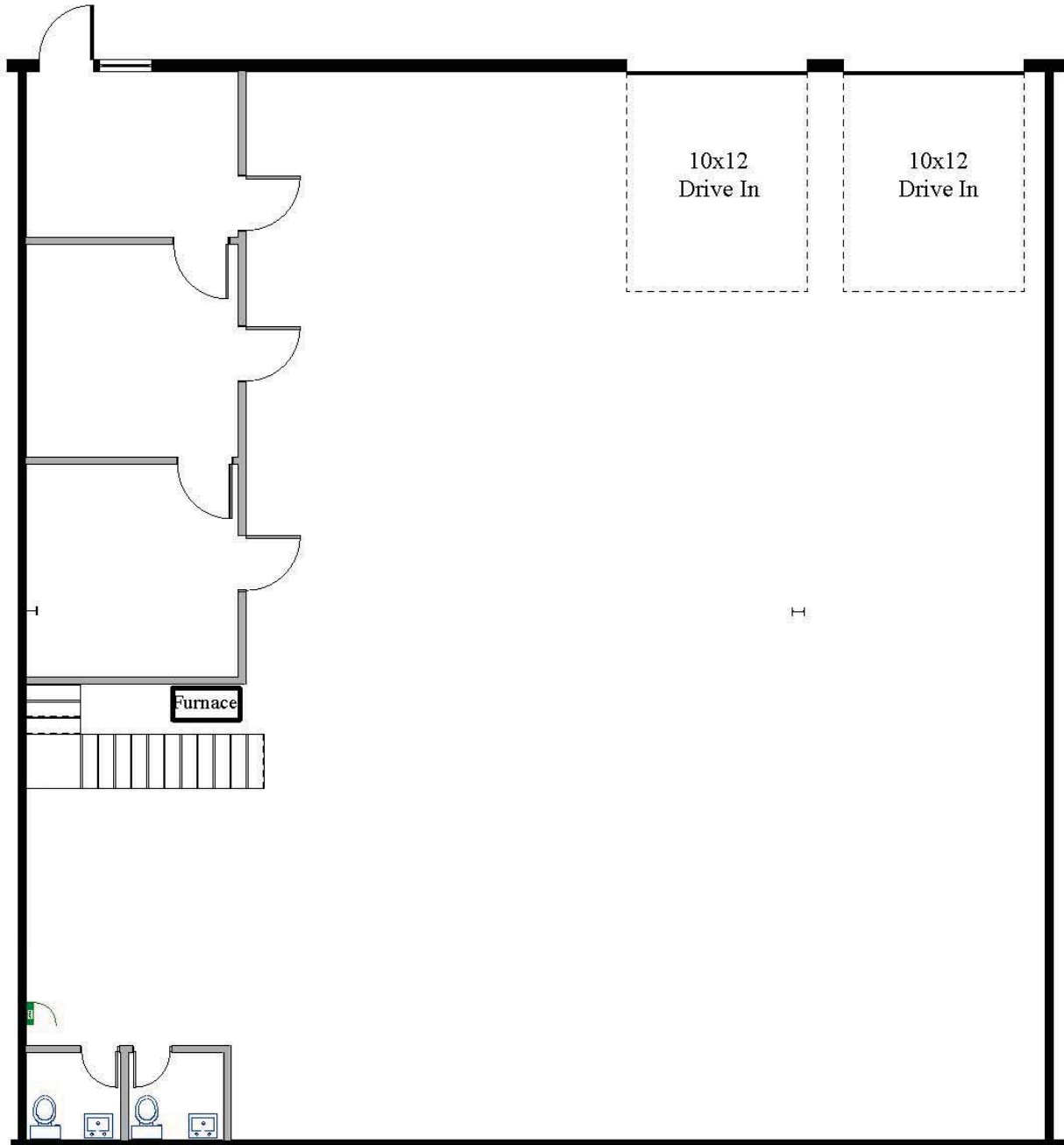
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Floor Plan
Scale: 1/8" = 1'-0"

2,640 sf

6076 West 55th



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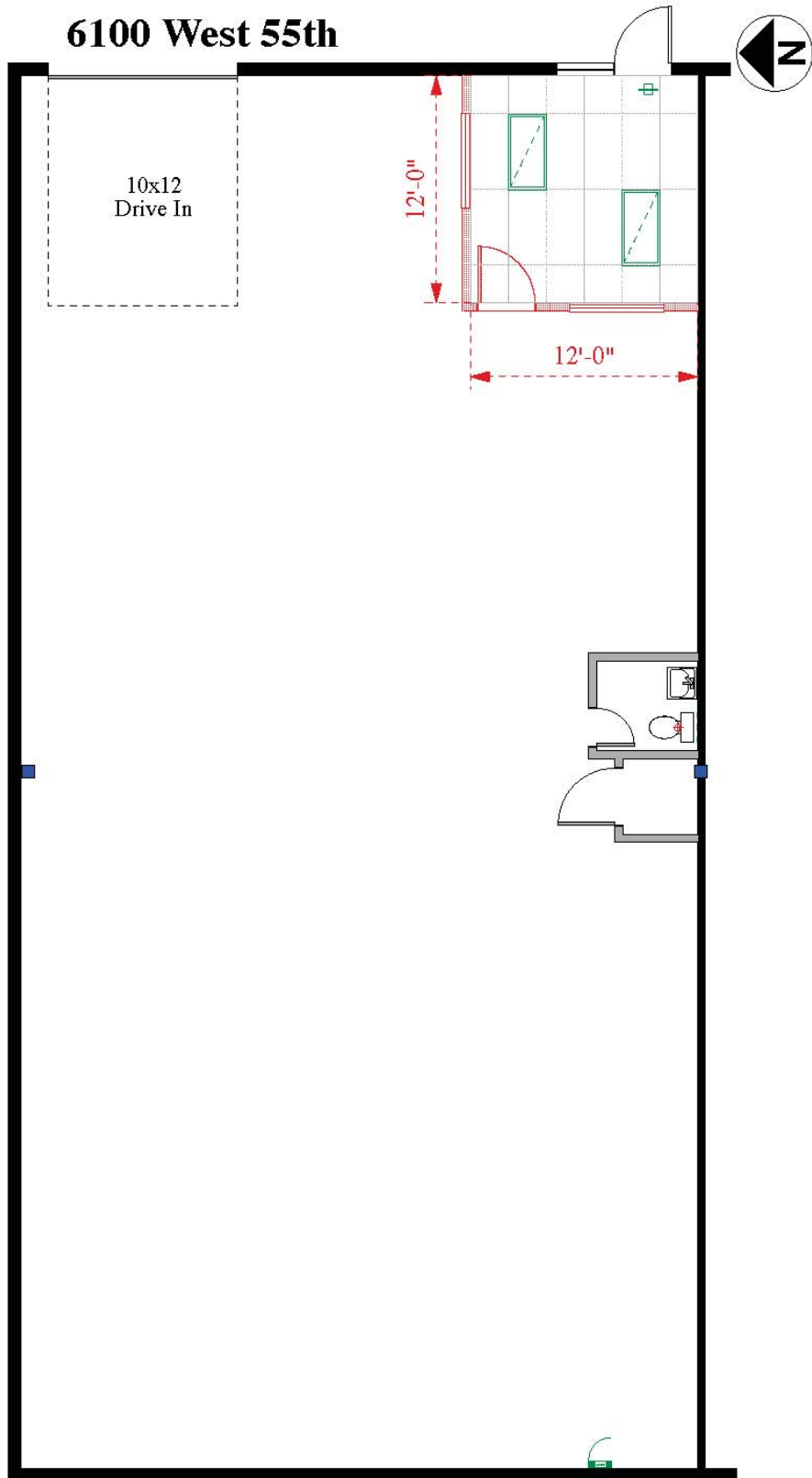
Floor Plan
Scale: 1/8" = 1'-0"

3,360 sf

Corner of 55th Ave & Harlan St
Arvada, Colorado

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Harlan
Industrial Park



1 Remodeling Plan
Scale: 1/8" = 1'-0"

Date 2/17/15

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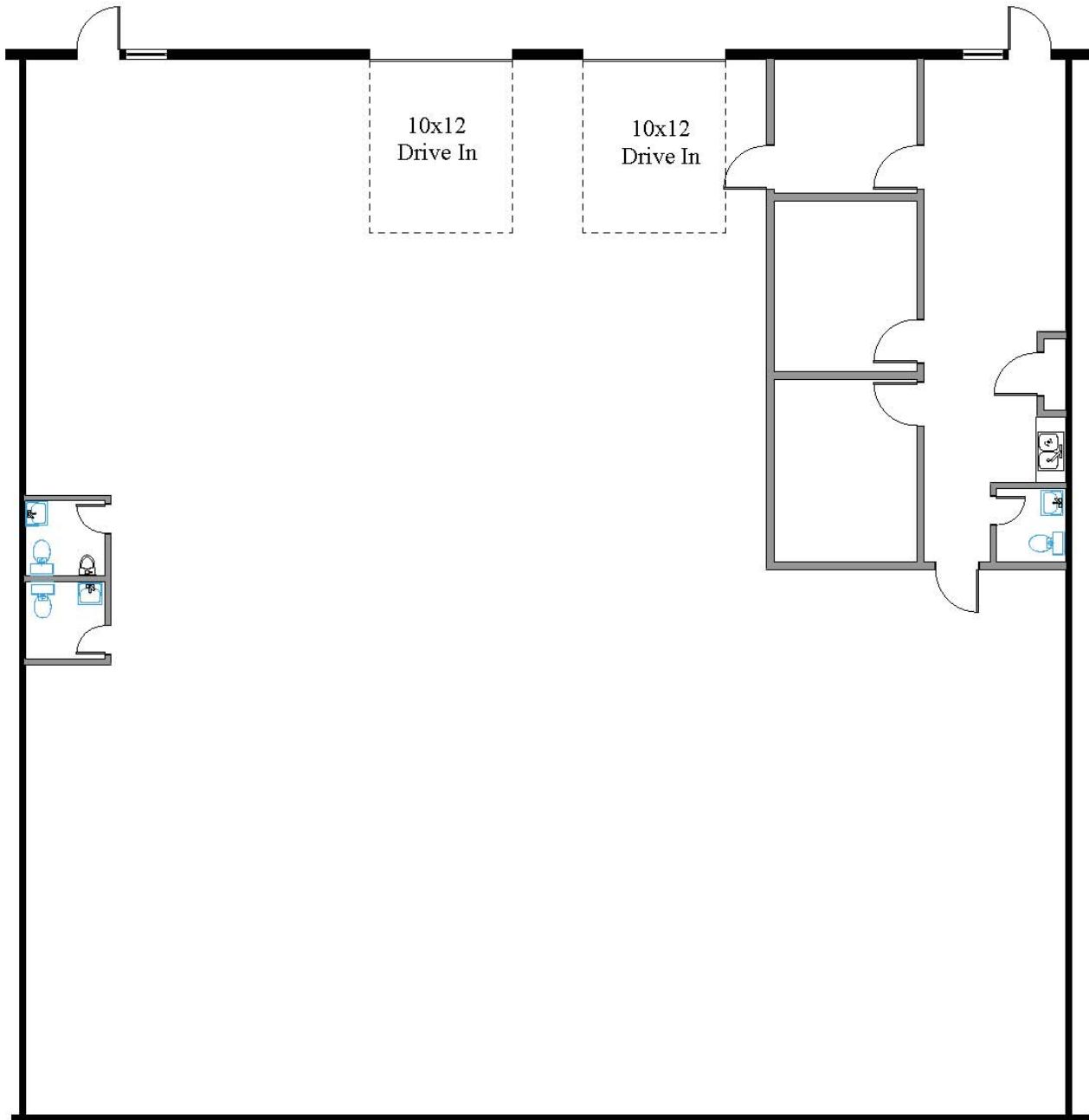
Beaver Builders, LLC - Rick Beaver
4660 South Clarkson, Cherry Hills, CO 80113
Of (303) 761-8945 Fx (303) 788-0360 Mb (303) 419-4644
beaver@me.com www.beaverbuildersdenver.com

Corner of 55th Ave & Harlan St
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M B R C

Harlan
Industrial Park

6114 West 55th



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Floor Plan 5,500 sf
Scale: 1" = 10 ft