

FOR LEASE

6531 W 56th Ave. Arvada, CO 80002



- 1,207-1,333 Square Feet
- Lease Rate: \$10/SF NNN
- Triple Nets: \$4.80
- One 10x12 Drive-In
- 80% Warehouse 20% Office (Approx.)
- Less than a mile from I-76, Sheridan, and Wadsworth Blvd.
- Ample Parking



4880 Robb St.
Unit 7
Wheat Ridge, CO 80033

www.marcumcommercial.com
Insta: @marcumcommercial
Loopnet / CoStar / Xceligent



TANNER DIGBY

tanner@marcumcommercial.com
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SCOTT MARCUM

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MAXWELL MARCUM

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O:303.403.1333
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No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

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AREA HIGHLIGHTS

- Less than a mile away from the Arvada Marketplace, Home Depot, Costco, and a multitude of food establishments.
- Less than 20 minutes from Downtown Denver.
- 5 Minutes from Olde Town Arvada
- Minutes away from RTD parking and light rail station.



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