

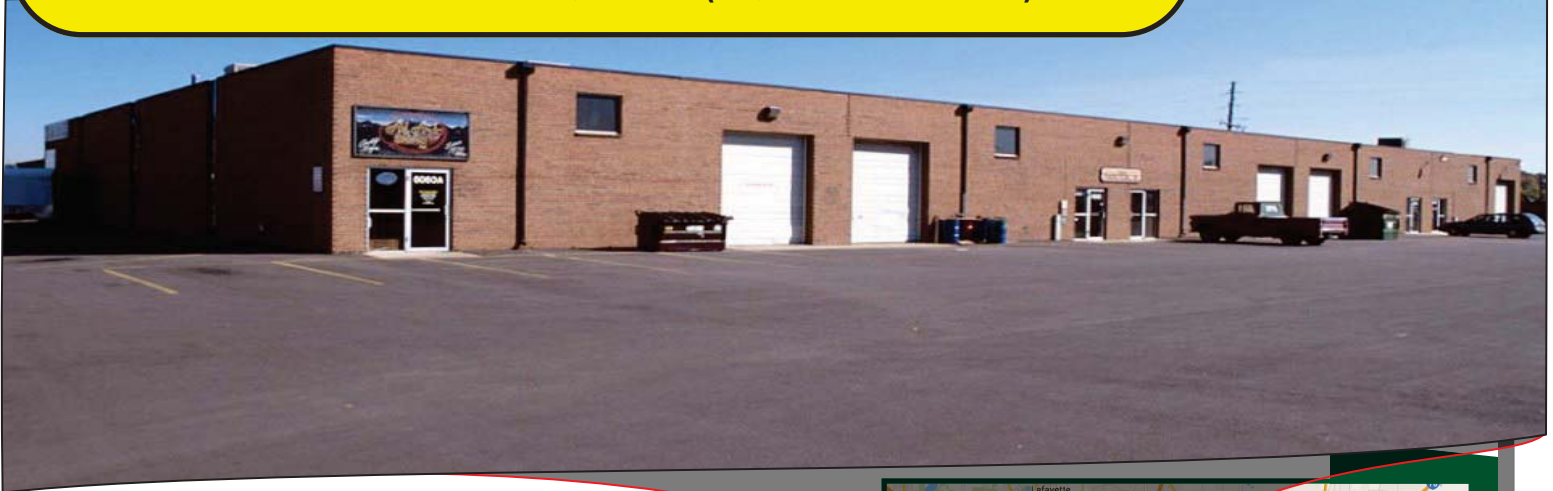
Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

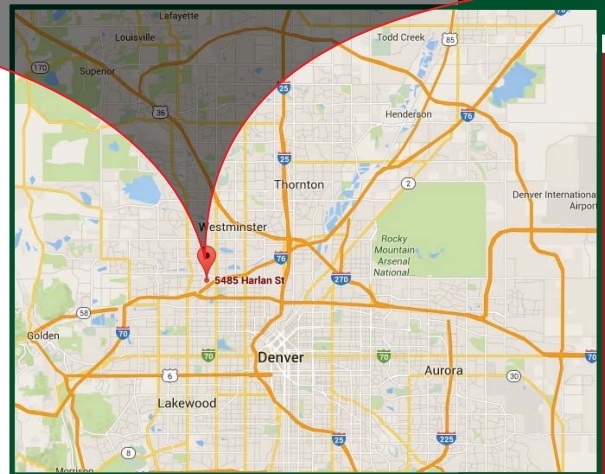
**AVAILABILITY:**

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)  
6102: .....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:**

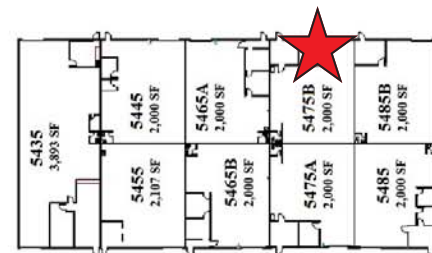
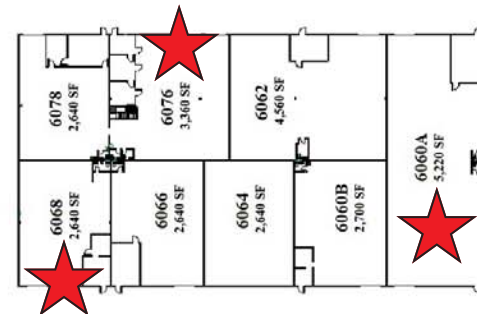
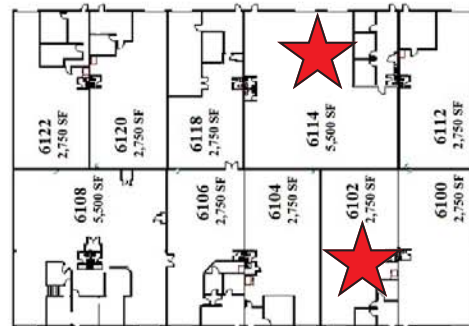
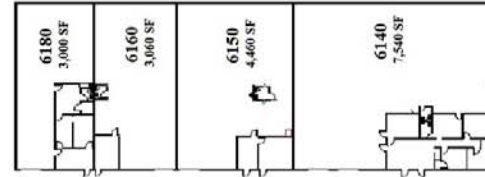
Unit	Total SF	Office SF	Loading
5475B	2,000	350	Drive-In
6060	5,220	0	2 Drive-In
6068	2,640	200	Drive-In
6076	3,360	800	2 Drive-In
6102	2,750	400	1 Drive-In
6114	5,500	400	2 Drive-In

Available 2/1/19

Available 3/1/19

Available 3/1/19

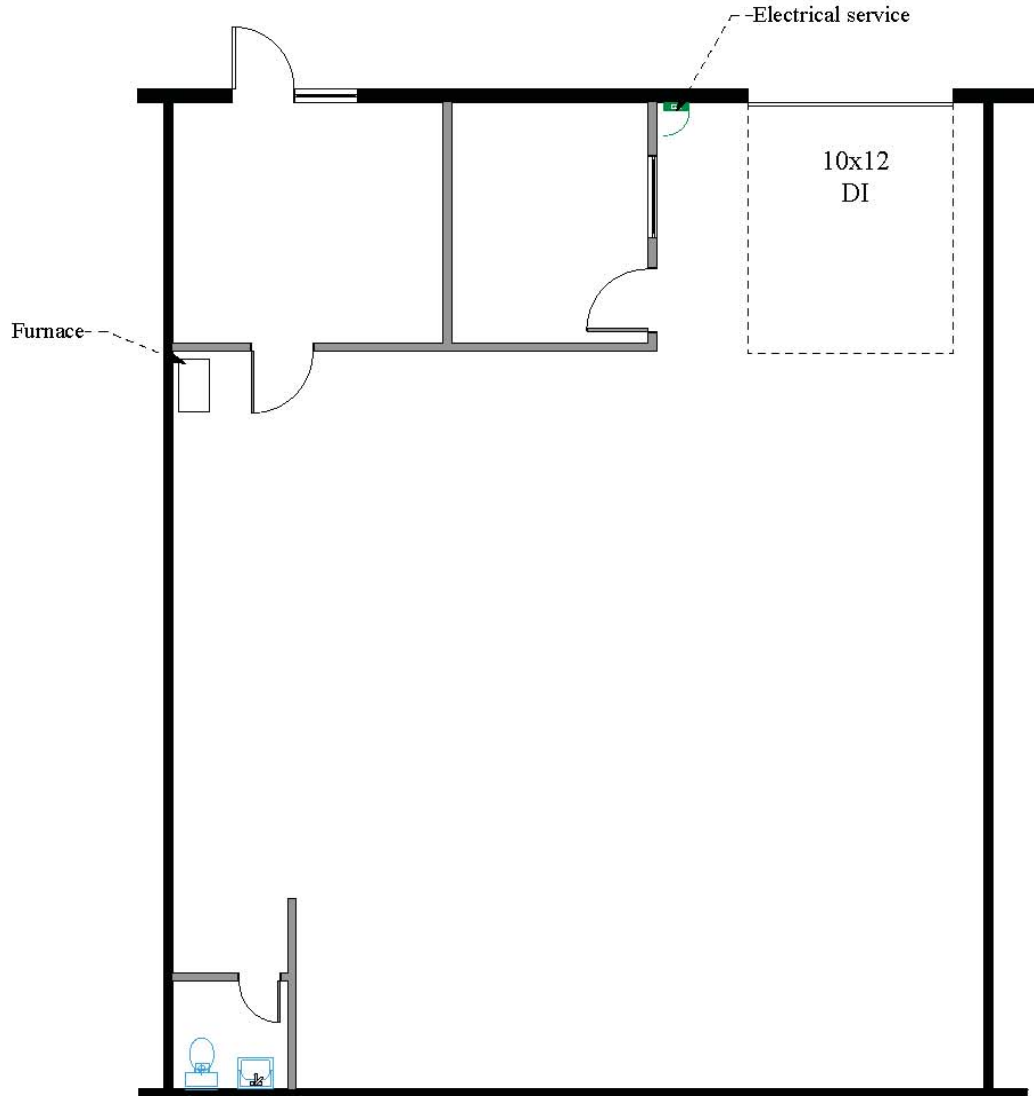
**Harlan Complex**



WEST 55TH AVENUE

HARLAN STREET

**5475 Harlan  
Unit B**

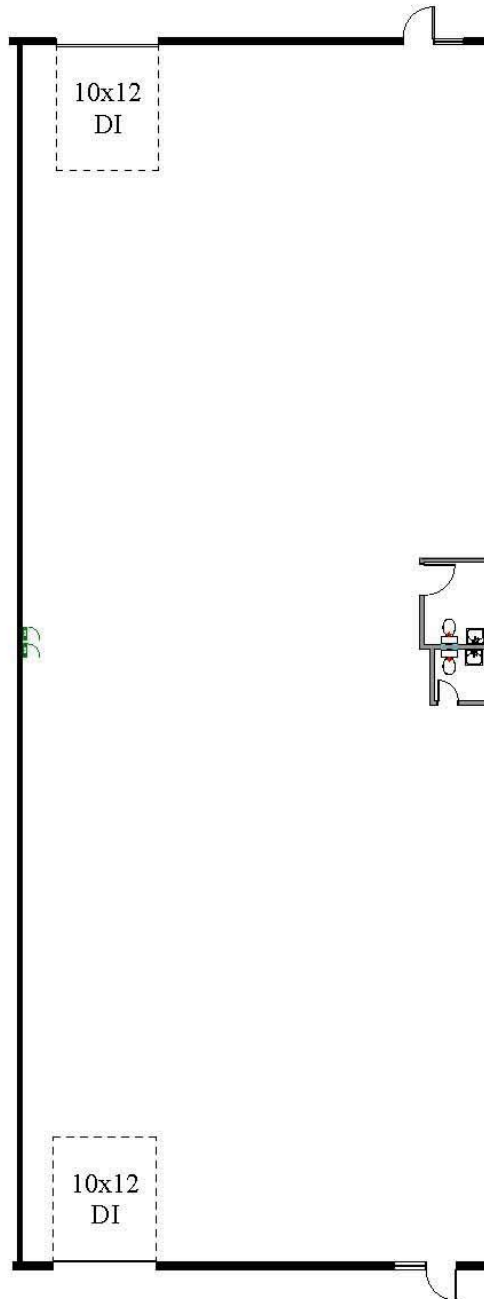


**1** **Floor Plan** 2,000 sf  
Scale: 1/8" = 1'-0"

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**6060 West 55th  
Unit A**



Landlord is willing  
to build-to-suit  
offices.

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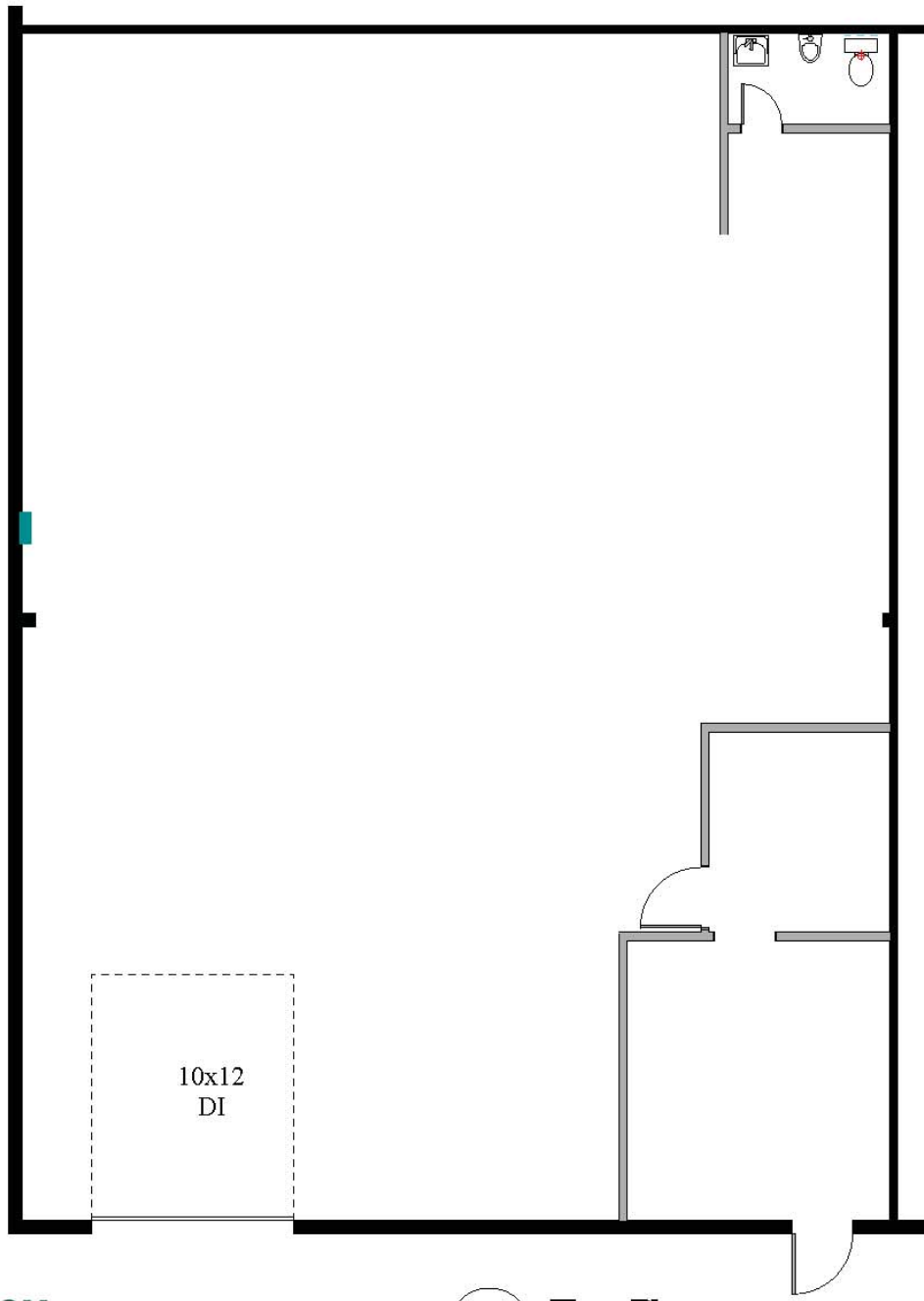
**Floor Plan** 5,220 sf  
**Scale:** 1/16" = 1'-0"

Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

6068 West 55th



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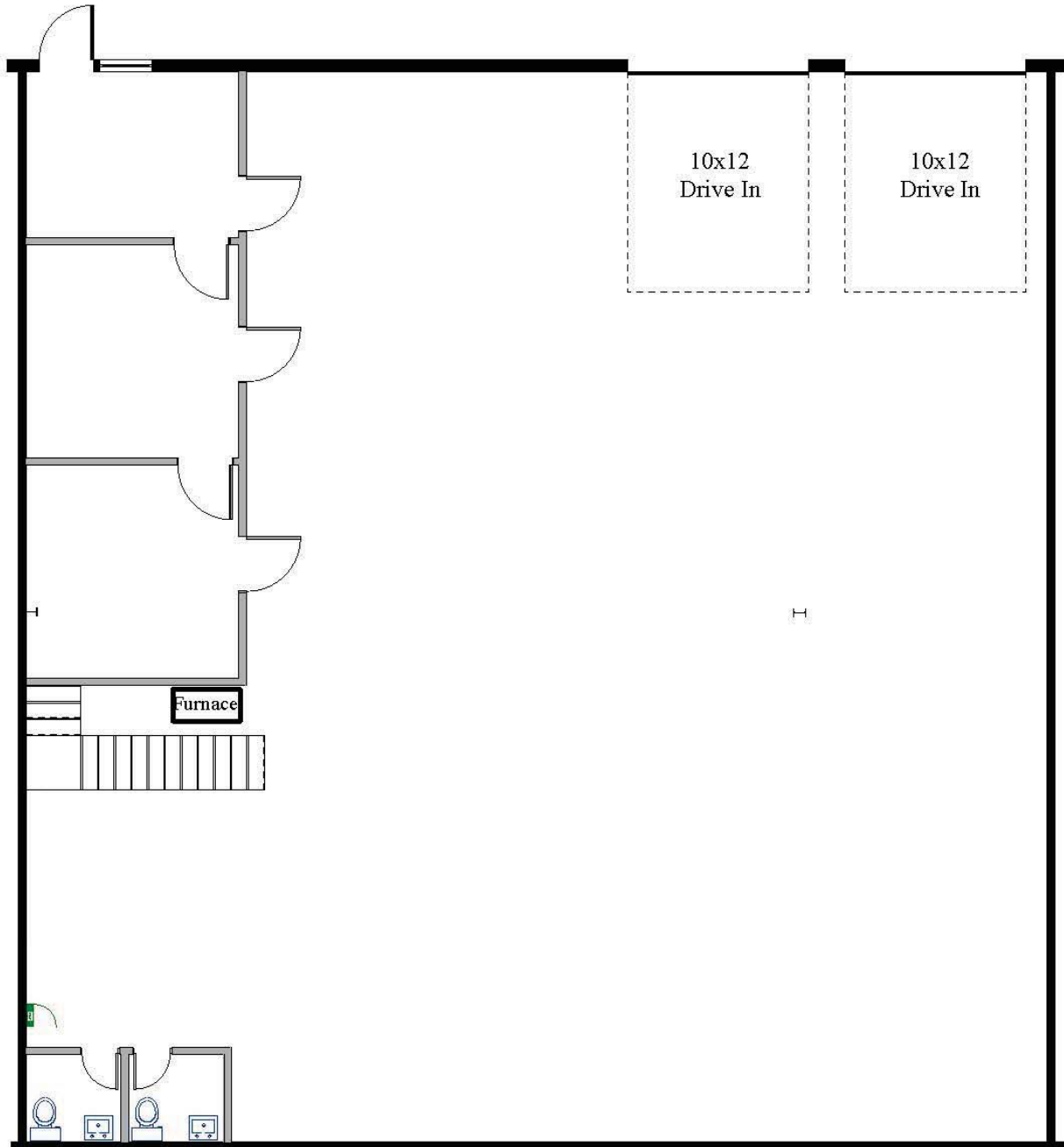
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1

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

2,640 sf

6076 West 55th



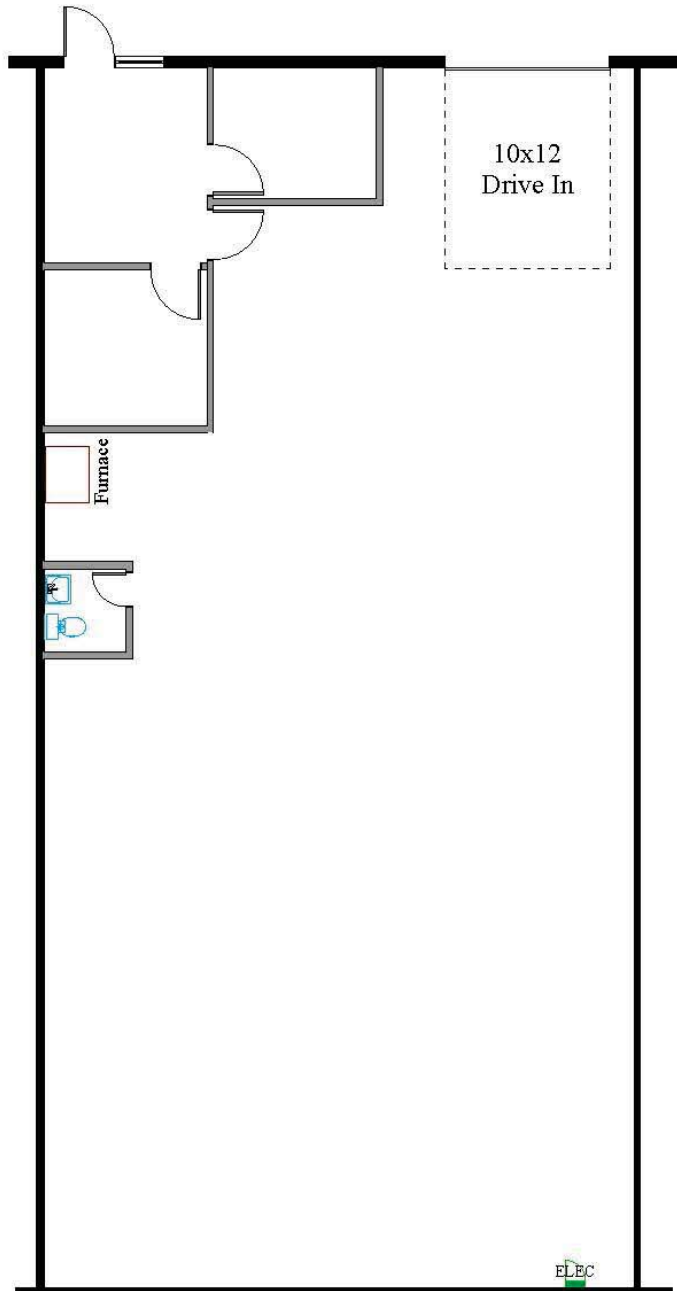
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1

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

3,360 sf

6102 West 55th



1

**Floor Plan** 2,750 sf  
Scale: 1" = 10 ft

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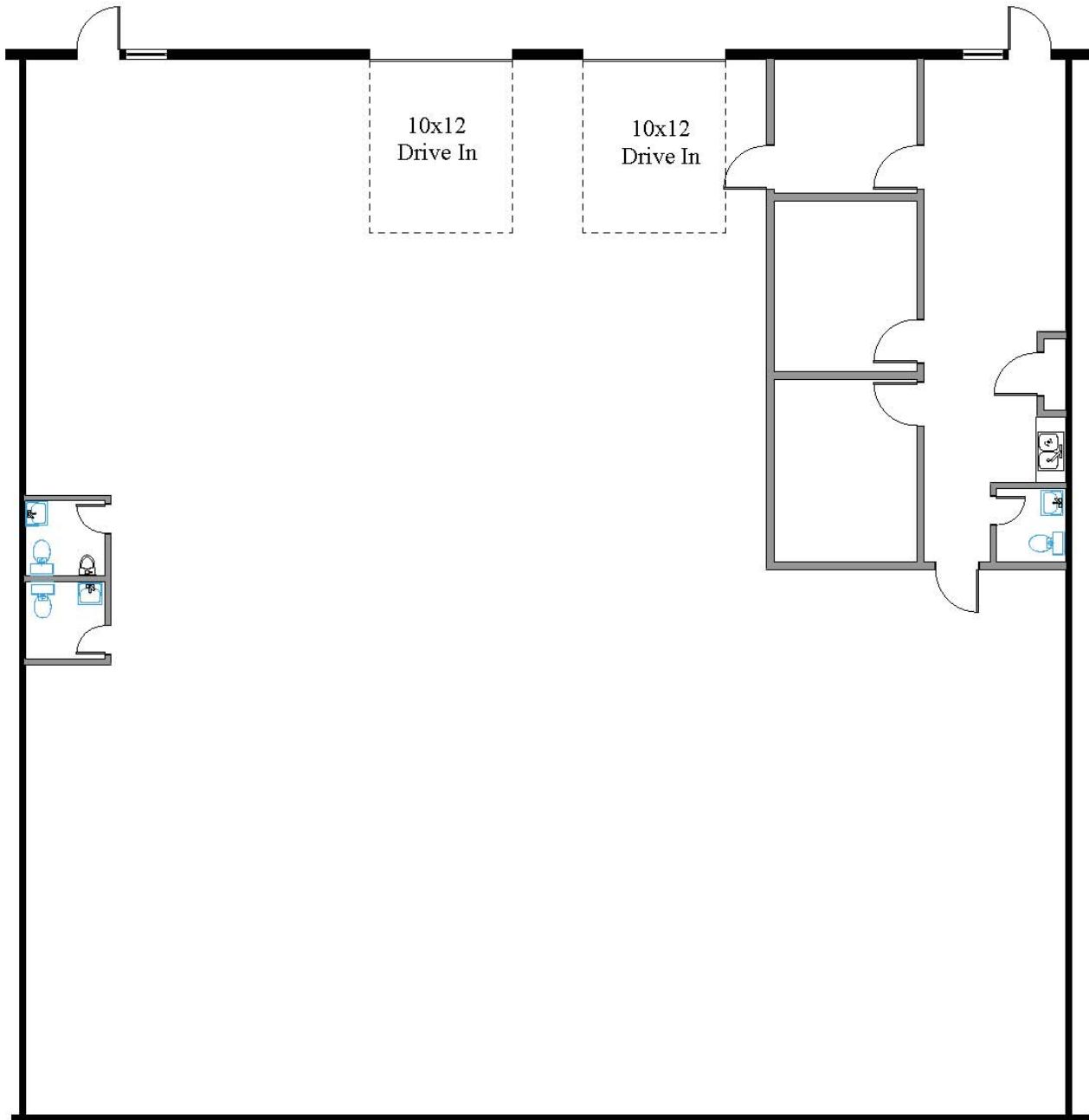
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Corner of 55th Ave & Harlan St  
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M B R C

Harlan  
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6114 West 55th



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1

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