

Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

**AVAILABILITY:**

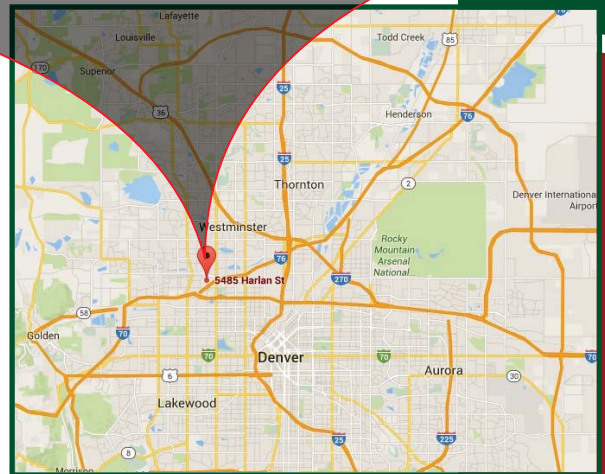
5475B.....2,000SF (\$2,500/month MG)  
5485/5485B.....14,000SF (\$4,000/month MG)  
6068:.....2,640SF (\$2,850/month MG)  
6180:.....3,000SF (\$3,200/month MG)

CAN BE COMBINED  
FOR 6,000SF



**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

Corner of 55th Ave & Harlan St  
Arvada, Colorado

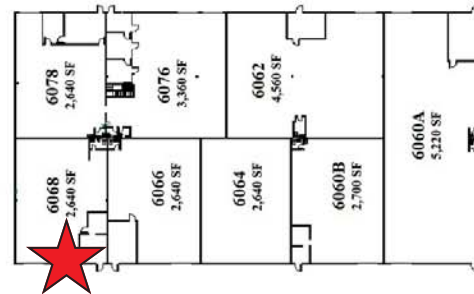
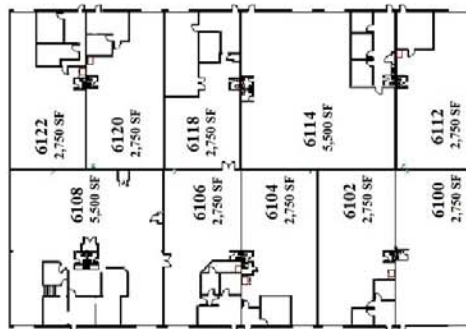
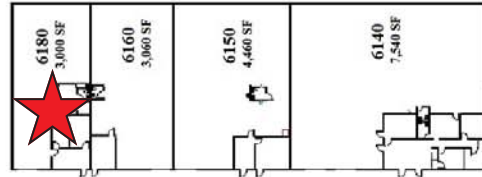
M B R C

Harlan  
Industrial Park

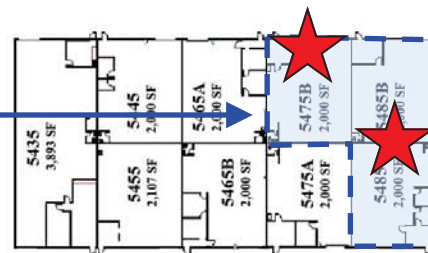
### Space Availability:

Unit	Total SF	Office SF	Loading
5475B	2,000	350	Drive-In
5485/85B	4,000	500	2 Drive-In
6068	2,640	350	Drive-In
6180	3,000	500	Drive-In

### Harlan Complex



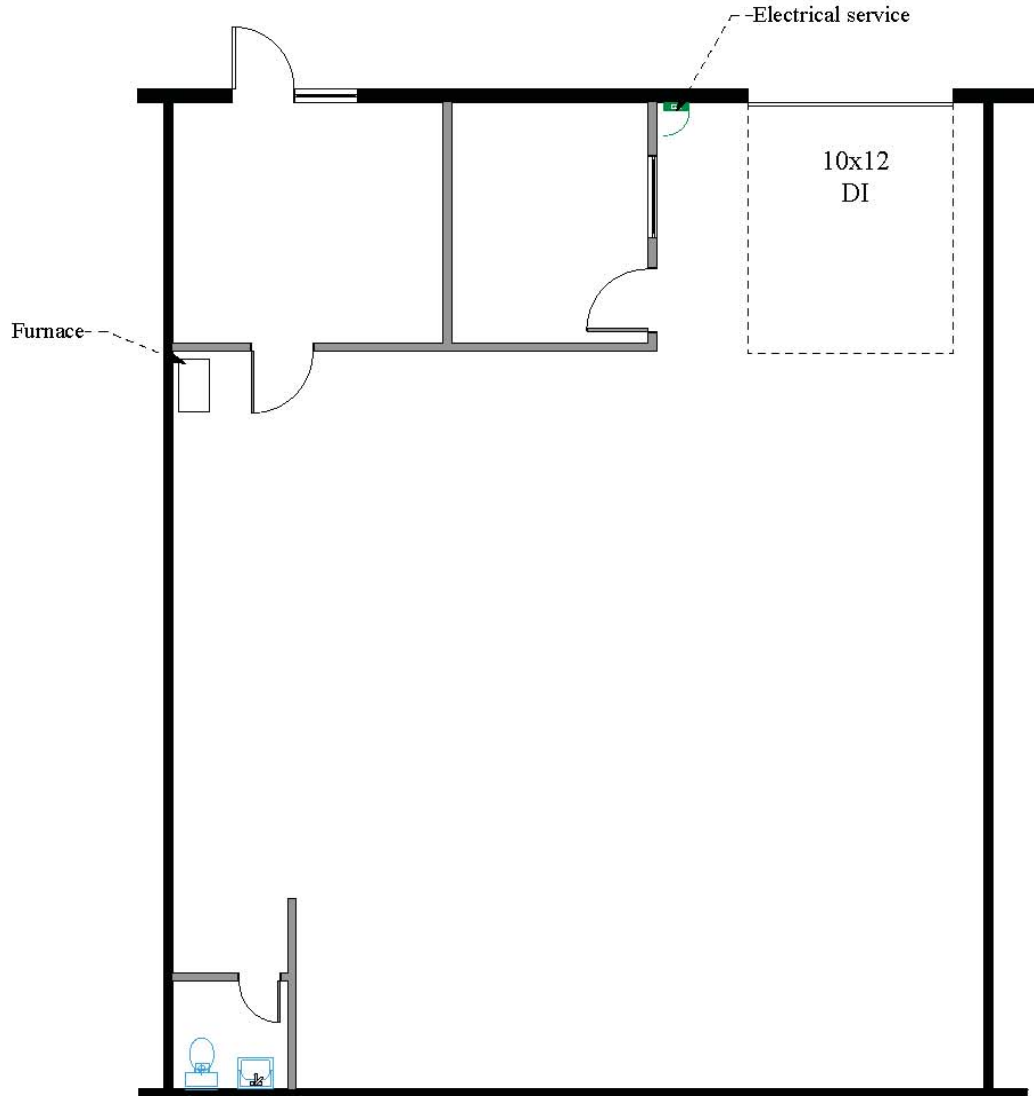
WEST 55TH AVENUE



HARLAN STREET

THREE UNITS  
CAN BE  
COMBINED  
FOR 6,000SF

**5475 Harlan  
Unit B**



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

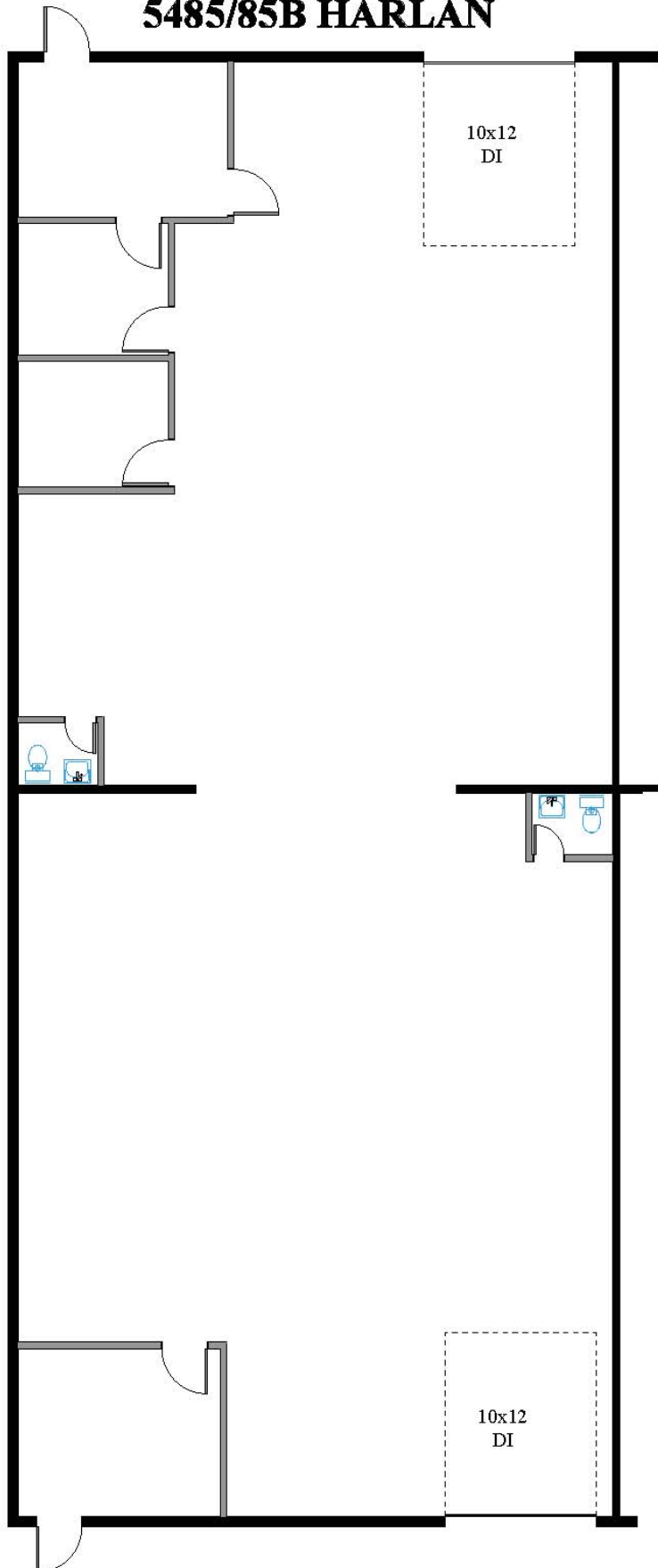
**MICHAEL BLOOM**  
REALTY COMPANY

300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com



**1** **Floor Plan** 4,000 sf  
Scale: 1" = 10'

**5485/85B HARLAN**

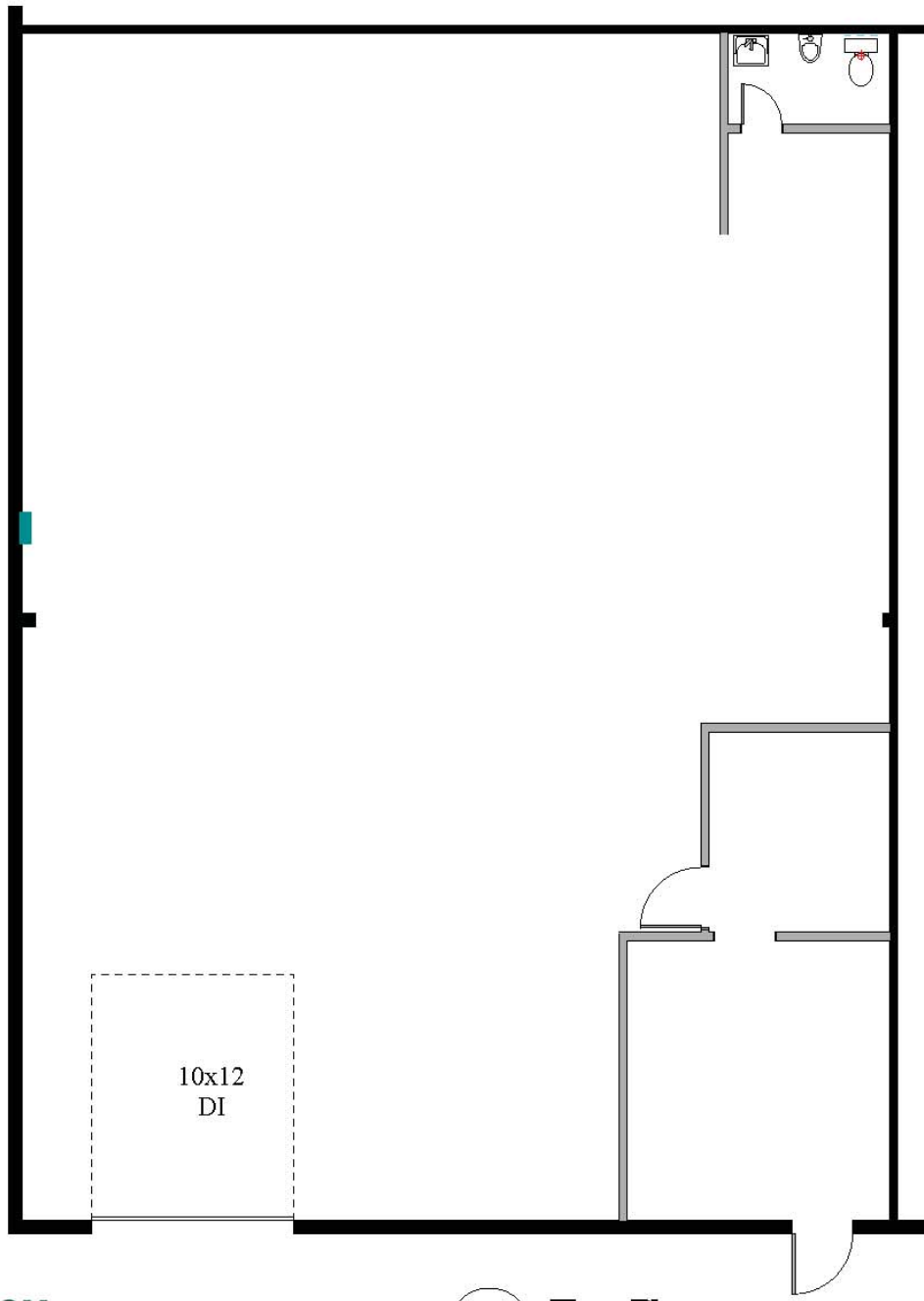


Corner of 55th Ave & Harlan St  
Arvada, Colorado

M B R C

Harlan  
Industrial Park

6068 West 55th



**MICHAEL BLOOM**  
REALTY COMPANY

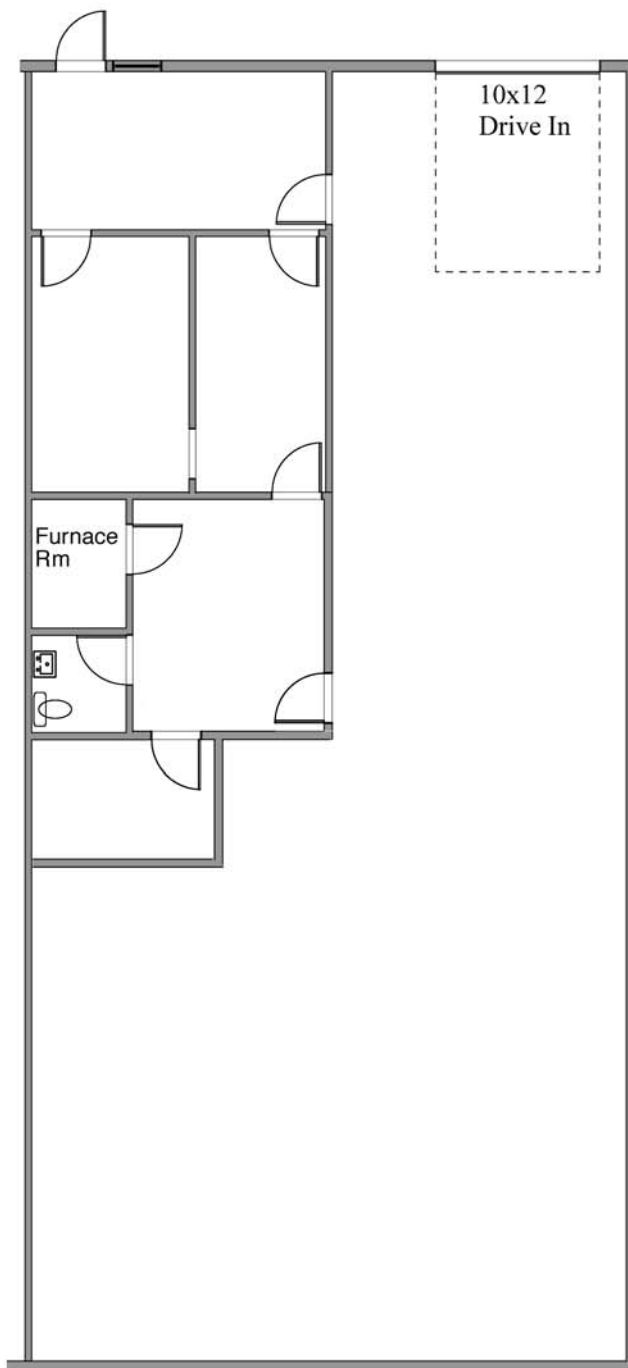
300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

1

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

2,640 sf

6180 West 55th



**MICHAEL BLOOM**  
REALTY COMPANY

300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com