

# 5801 - 5835 West 6th Avenue Lakewood, Colorado

## FOR LEASE:

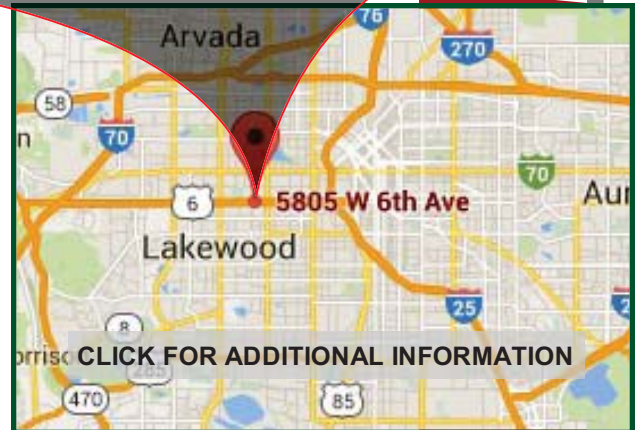
5825 Unit 3C .....	5,651SF (\$9.00/SF NNN*)
5825 Unit 3D .....	4,574SF (\$9.50/SF NNN*)
5825 Unit 3CD .....	10,225SF (\$8.50/SF NNN*)

\*NNN=\$2.75; BASED ON CAM RECONCILIATIONS FOR YEAR-ENDING 12/31/18



## PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL/OFFICE COMPLEX LOCATED IN METRO DENVER. HIGHLY ADAPTABLE FOR USE AS A MANUFACTURING, SERVICE, ASSEMBLY, OR SALES FACILITY. THE COMBINATION OF GROUND FLOOR WAREHOUSE AND UPPER LEVEL OPEN CONCEPT OFFICE SPACE PROVIDE A UNIQUE OFFERING TO MEET THE DEMANDS OF TODAY'S SMALL BUSINESS.

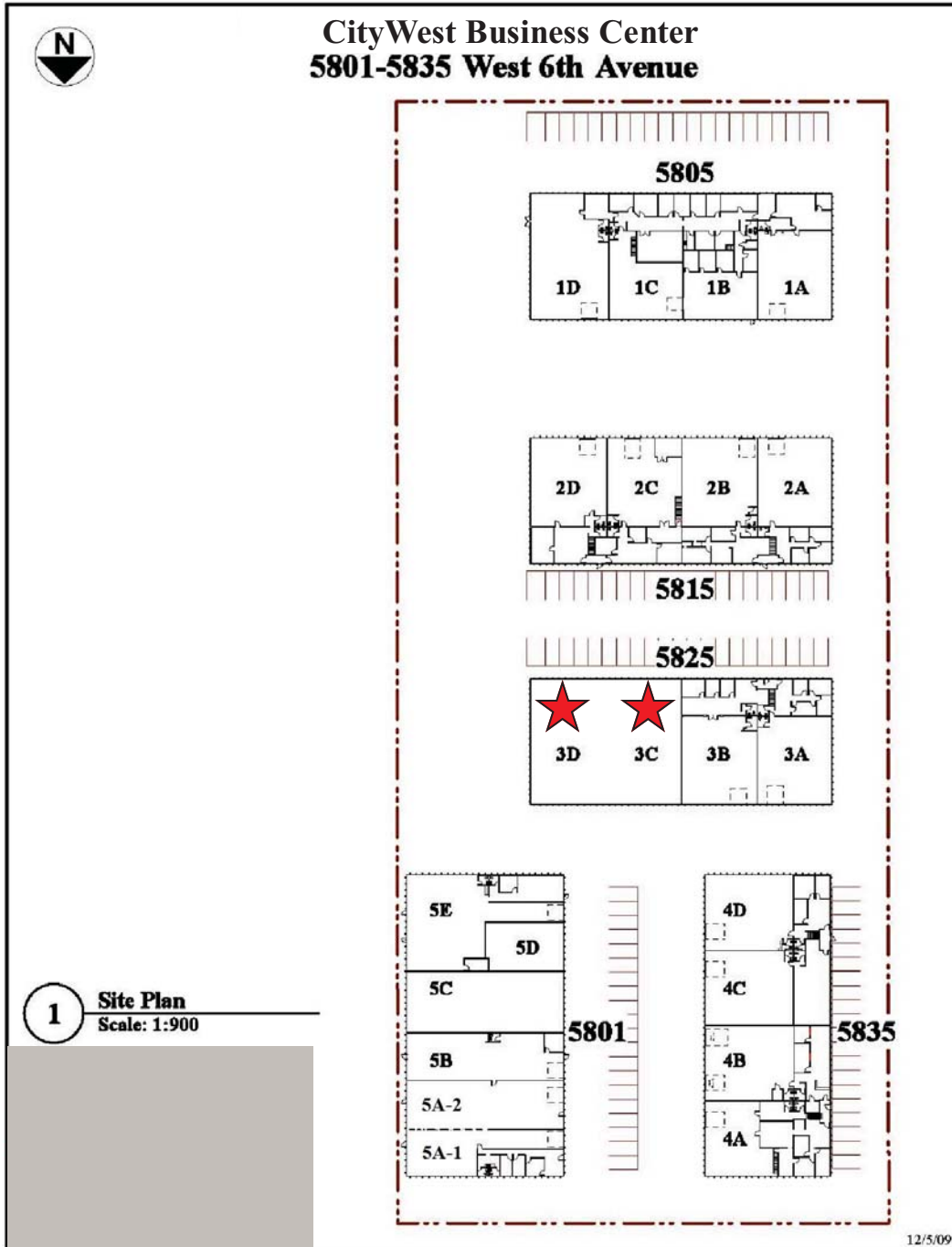


## IMPORTANT FEATURES:

- DOCK HIGH or DRIVE IN LOADING DOORS
- GENEROUS PARKING AND LOADING
- WELL APPOINTED OFFICE AREAS
- VISIBLE FROM 6TH AVENUE
- LAKEWOOD LI (Light Industrial) ZONING
- HIGH SPEED INTERNET AVAILABLE

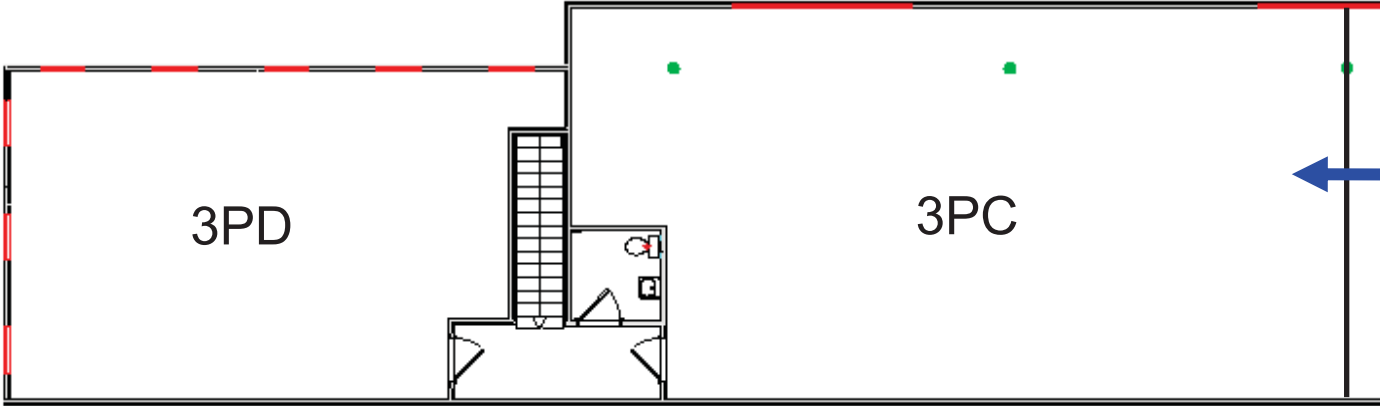
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Available	Total SF	Office SF	Loading	Power
5825 Unit 3C/PC	5,651	1,590	Dock High	TBD
5825 Unit 3D/PD	4,574	920	Dock High Drive-In	TBD



# 5825 3CD/PCPD

First Floor	(3C):	4,062SF
	(3D):	3,653SF
Second Floor	(3PC):	1,590SF
	(3PD):	920SF
<b>TOTAL:</b>		<b>10,225SF</b>



Second Floor  
Office Above First  
Floor Warehouse

