

Ralston Business Park | 5525 West 56th Avenue

Arvada, Colorado 80002

14,927 SF and 12,083 SF

Both End Caps Available Soon



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Industrial / Warehouse / Office Two End Cap Spaces Soon Available

PROPERTY OVERVIEW

Building	5525 W 56th Ave
Competitive Rate	\$13.50 NNN
End Caps for Lease	14,927 sf 12,083 sf
Respective Units	Unit 100 Unit 400
Usage	Warehouse/Office
Bathrooms	On both office floors
Ceiling Height	Approx 28 ft clear
Sprinkled	Yes
Loading Dock	Multiple Dock High Doors
Loading Option	Dock with Leveler
Loading Drive	Multiple
Parking	72 spaces (1.5 per 1,000sf)
Zoning	CC-A
Year Built	2008

Ralston Business Park at 5525 West 56th Avenue is an Industrial complex with access to nearby I-76 and I-70. Its showcase exterior contemporary design with loading areas in the rear, unique see-through windows from upper offices into the warehouse, as well as ample parking makes this property an opportunity well worth looking into in the nearing future come January and June, respectively in 2024.

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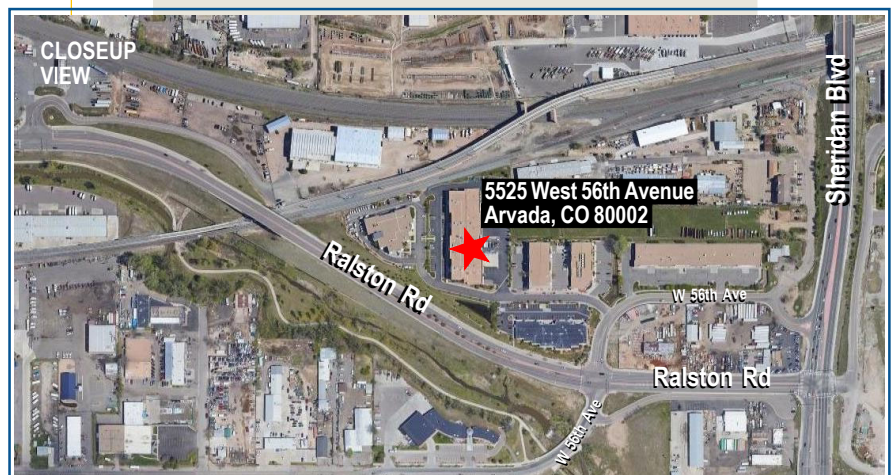
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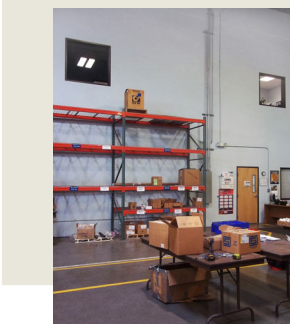
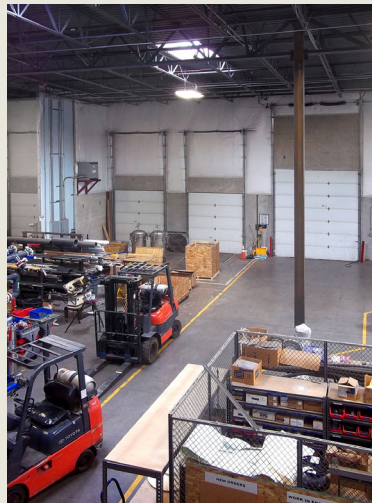
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Ralston Business Park



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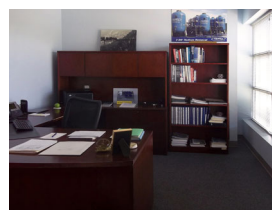
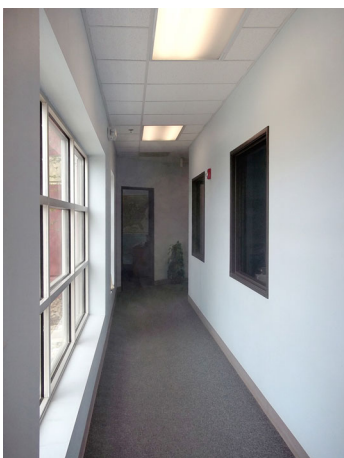
Industrial | Warehouse | Office Space
End Caps Available Soon

▶ **12,083sf Available January 1, 2024**

▶ **14,927sf Available June 1, 2024**

PROPERTY HIGHLIGHTS

- Contemporary Exterior Styling ◀
- Industrial Development Park ◀
- Various Loading Options ◀
- Near Access to I-76 and I-70 ◀
- High 28 ft Warehouse Ceilings ◀
- Ample on-site parking ◀



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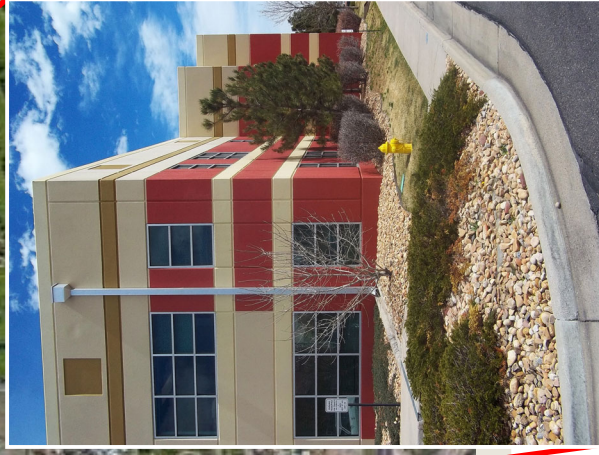
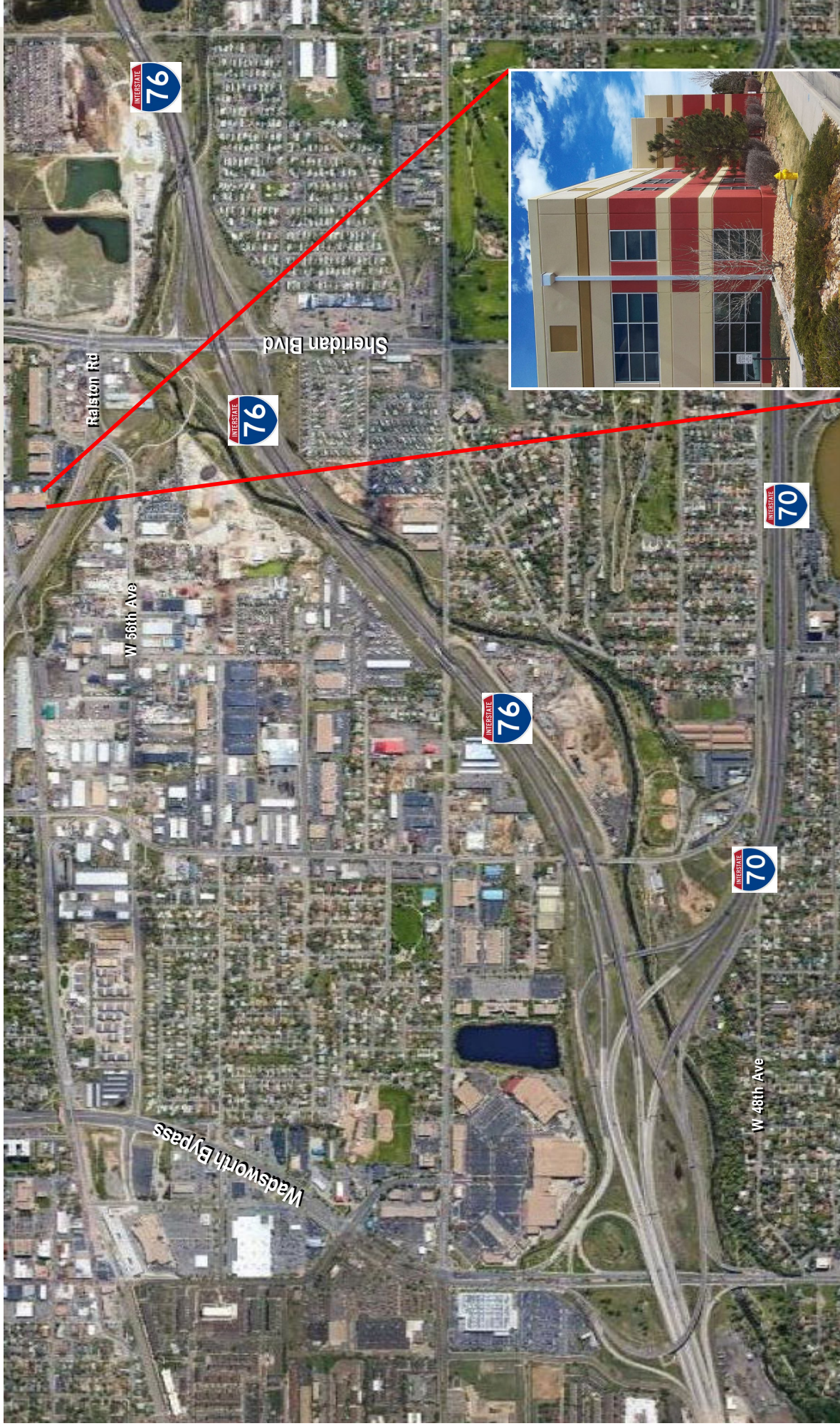
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