

Ralston Business Park | 5525 West 56th Avenue

Arvada, Colorado 80002

*March 1, 2026, Unit 200
Available for Lease: 10,283 sf*



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Industrial/Warehouse/Office

Space Available March 1, 2026

PROPERTY OVERVIEW

Building	5525 W 56th Ave
Unit & Footage	Unit 200 10,283 sf
Asking Rate	\$14.50 NNN
Available	03.01.2026
Usage	Warehouse/Offices
Bathrooms	Both 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 worth looking into, currently fully leased, but on **March 1, 2026, Unit 200 will be opening up for Lease.**

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

www.weststarcommercial.com

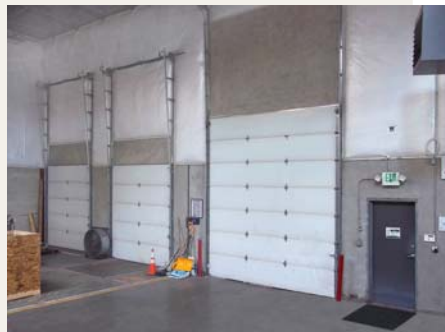


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Ralston Business Park



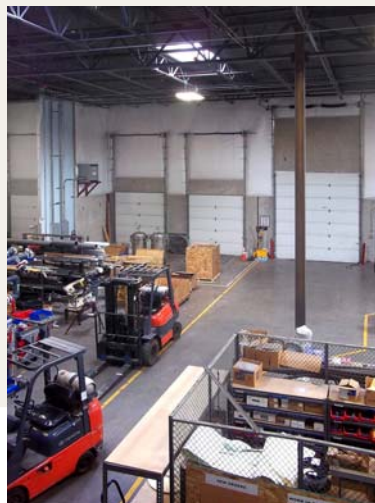
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Call for more detailed information

Lev Cohen
720-232-4118 cell
lev@weststarcommercial.com

Industrial | Warehouse | Office Space
Available in March 2026

► **10,283 sf Available March 1, 2026**



PROPERTY HIGHLIGHTS

Contemporary Exterior Styling ◀

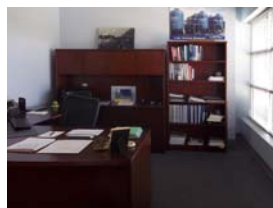
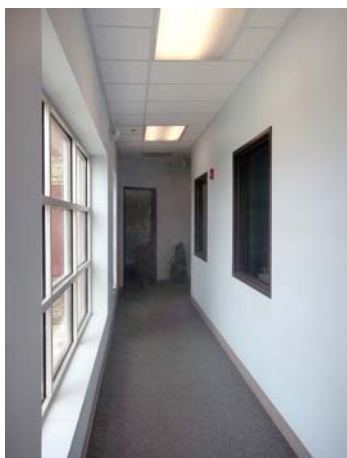
Industrial Development Park ◀

Various Loading Options ◀

Near Access to I-76 and I-70 ◀

High 28 ft Warehouse Ceilings ◀

Ample on-site parking ◀



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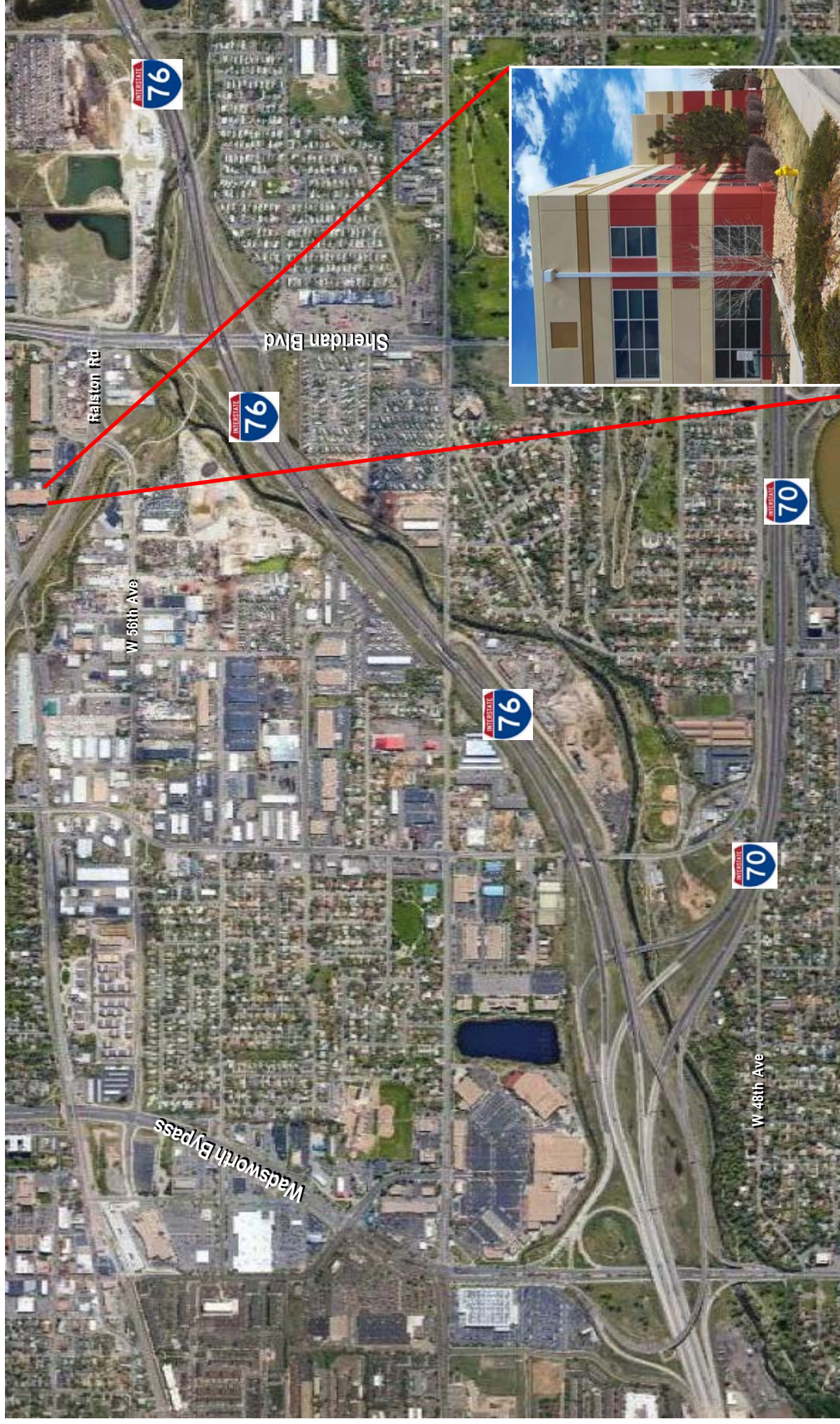
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