

Ralston Business Park | 5525 West 56th Avenue

Arvada, Colorado 80002

Unit 200 Available for Lease



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**Industrial/Warehouse/Office
Spaces Available July 1, 2026**

PROPERTY OVERVIEW

Building Unit & Footage	5525 W 56th Ave Unit 200 10,283 sf
Asking Rate	\$14.50 NNN
Available Usage	07.01.2026 Warehouse/Offices
Bathrooms	Both floors
Ceiling Height	Approx 28 ft clear
Sprinkled	Yes
Loading Dock	Yes
Loading Option	Multiple Dock High Doors
Loading Drive	Dock with Leveler 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 this property has one space, **Unit 200 will be opening up for Lease.** Please call for more information.

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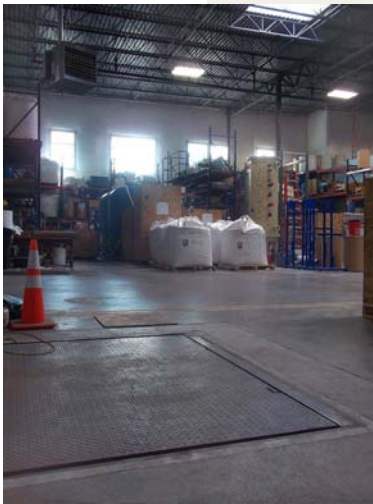


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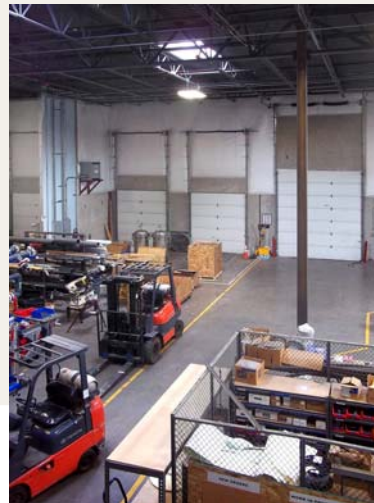
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Ralston Business Park



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Call for more detailed information

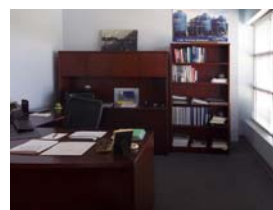
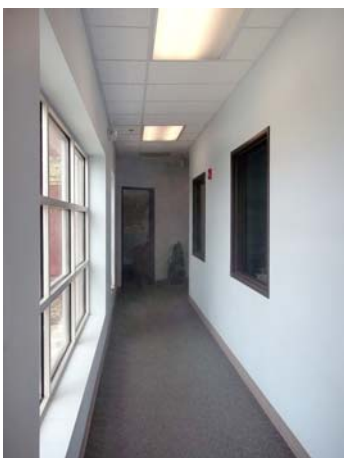
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**Industrial | Warehouse | Office Space
Available in March 2026**

▶ **10,283 sf Unit 200** |

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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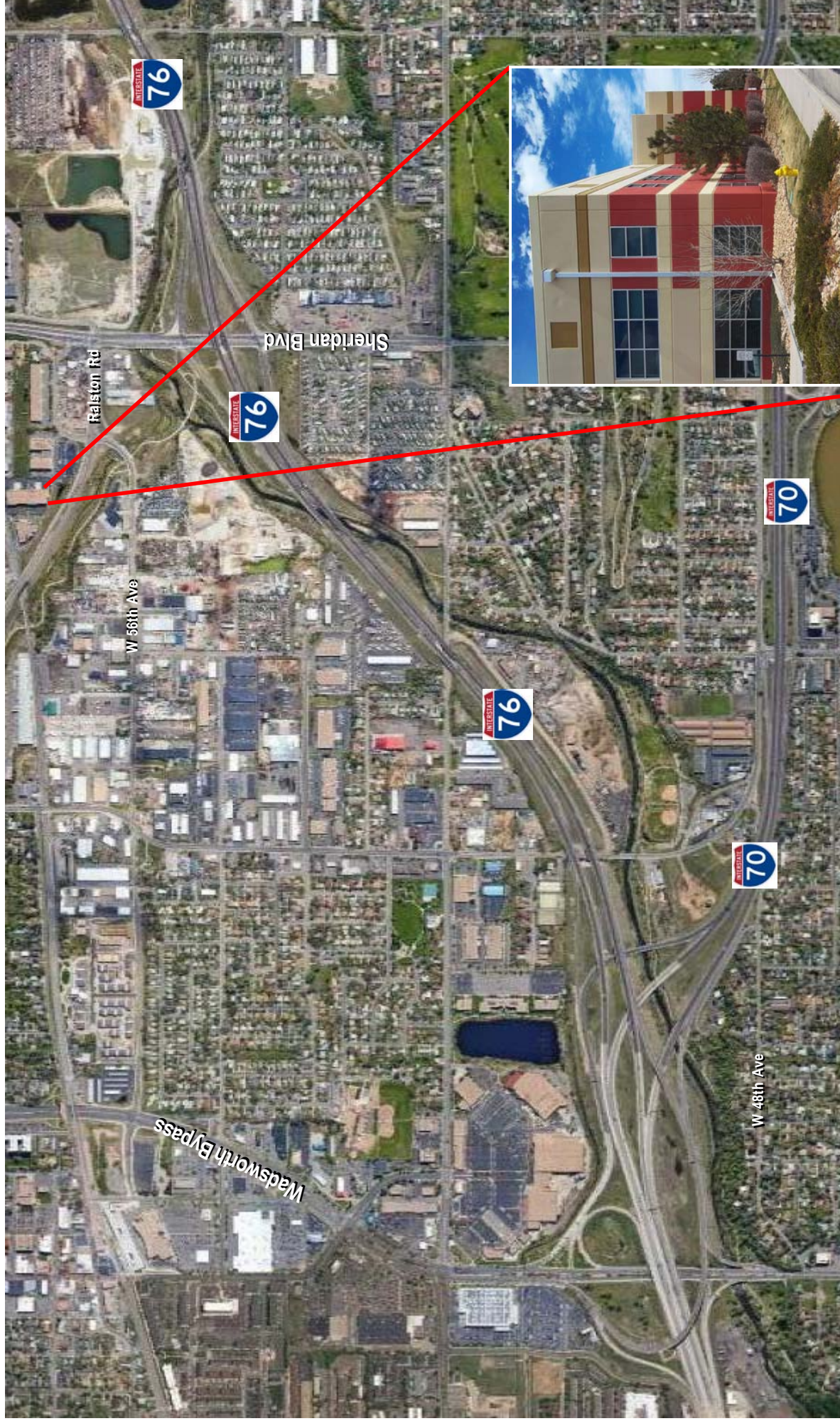
Industrial/Warehouse/Office

Unit 100 Available July 1, 2026

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Ralston Business Park



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