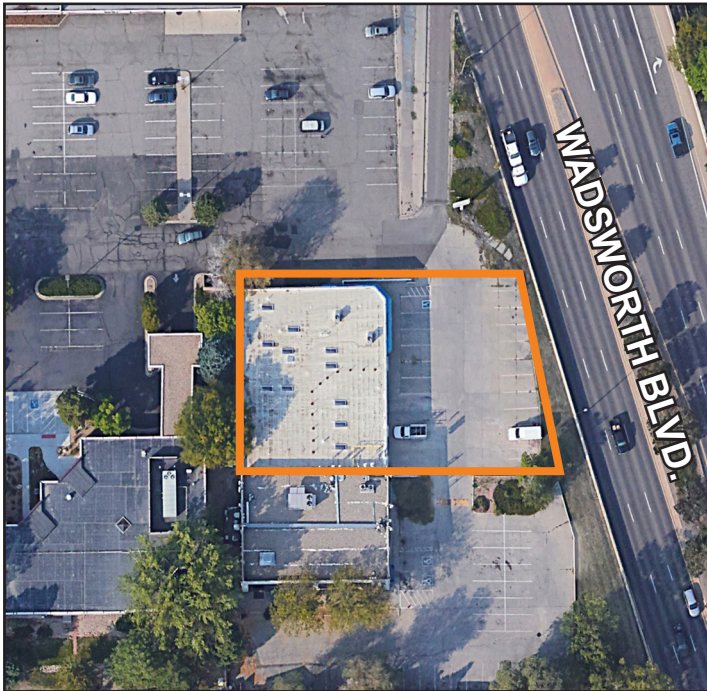




**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

OFFICE/WAREHOUSE FOR LEASE AND FOR SALE

**6317 Wadsworth Blvd.
Arvada, CO 80003**



PROPERTY FEATURES:

Bldg. SF:	8,400 SF
Office SF:	1,800 SF (approx.)
Lot Size:	.77 AC
Zoning:	MX-U (Mixed-Use Urban)
Loading:	(3) Drive-In Doors (2) 10'x10' & (1) 10'x12'
Clear Height:	16'
Power:	Standard
Lease Rate:	\$18.50/SF NNN
Sale Price:	\$2,195,000

PROPERTY HIGHLIGHTS:

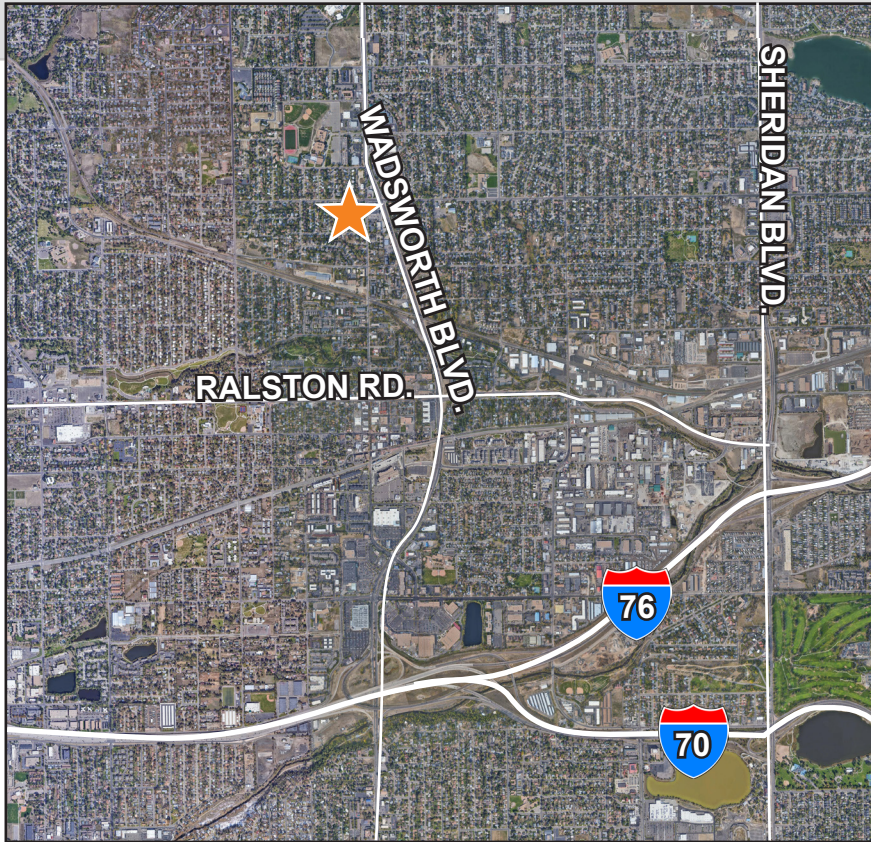
- Industrial/Retail location w/ incredible visibility and access off Wadsworth Blvd.
- Great location to service Jefferson County and NW Denver Metro area
- Quality, high-image Office/Showroom space
- Freestanding building with paved parking



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