

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:

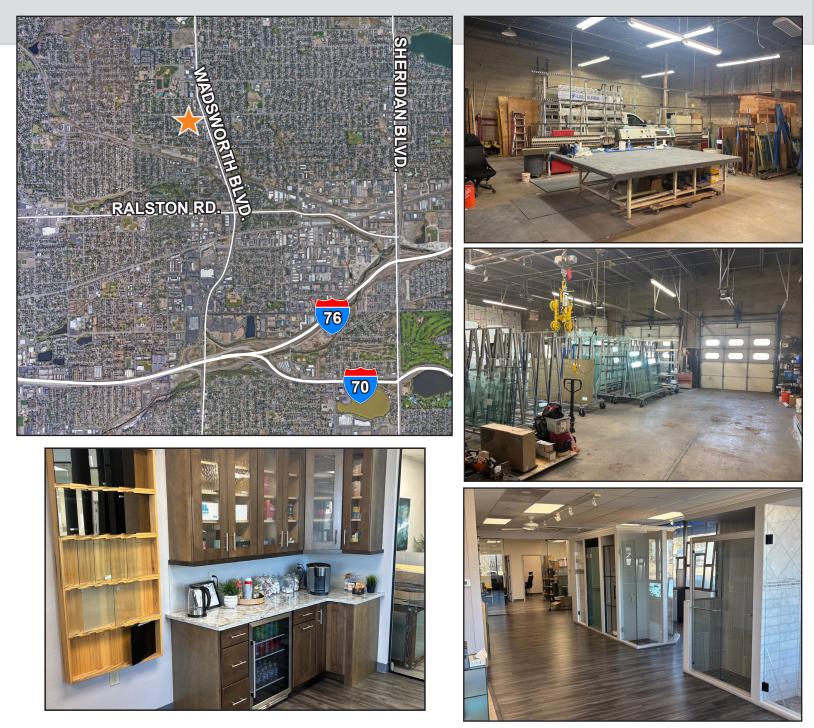
- Industrial/Retail location w/ incredible visibility and access off Wadsworth Blvd.
- Quality, high-image Office/Showroom space
- Great location to service Jefferson County and NW Denver Metro area
- Freestanding building with paved parking

© 2025 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



OFFICE/WAREHOUSE FOR LEASE AND FOR SALE

6317 Wadsworth Blvd. Arvada, CO 80003



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W. Colfax Ave. Denver, CO 80204 www.ringsbyrealty.com **Brian Wilkes**

brian@ringsbyrealty.com (303) 892-0112

Tim Gilchrist

tim@ringsbyrealty.com (303) 991-3821