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6270 Joyce Drive, Arvada, Colorado

High Image Industrial Space for Lease with Yard and Heavy Power

FOR LEASE

PROPERTY HIGHLIGHTS

- High Image Building
- West Submarket location
- Flexible floor plans
- High Ceilings
- Tons of Natural Light
- Heavy Power
- Versatile loading
- 16 miles to Downtown Denver
- 36 miles to DIA



**BUILDING SIZE (TOTAL):
16,629/SF UP TO 18,732/SF**



**LOT SIZE:
2.51 acres**

LEASE RATE: SUBJECT TO QUOTE

For More Information, Contact:

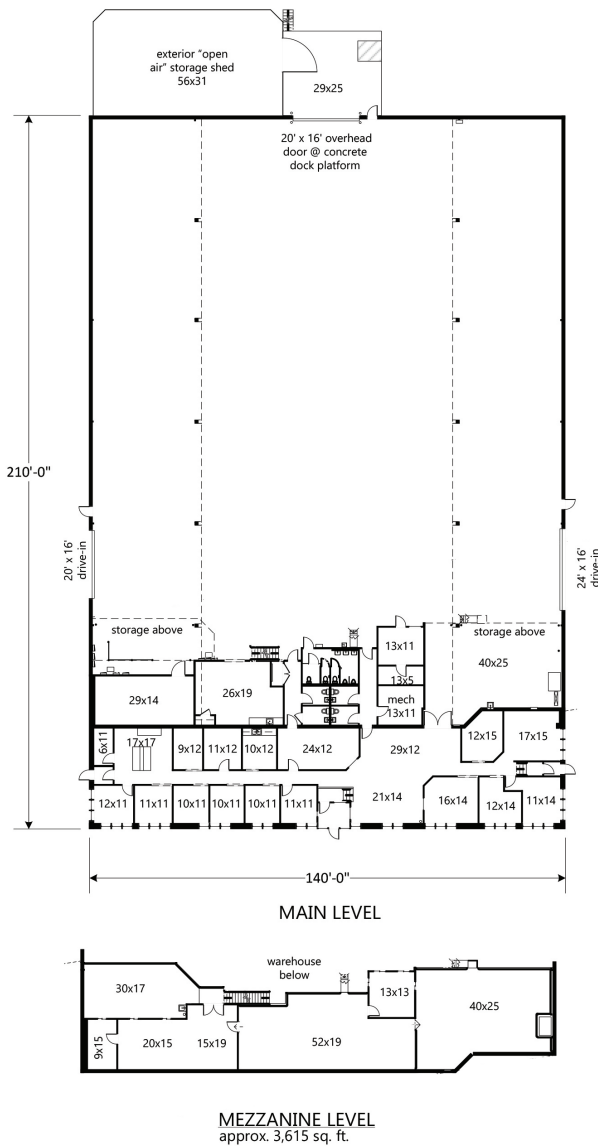
Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
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PROPERTY DETAILS

- **Building Size:** 16,629/SF up to 18,732/SF
- **Office:** 2,500/SF (+/-)
- **Site Size:** 2.51 acres
- **YOC:** 2003
- **Zoning:** MX-S
- **Sprinkler:** West System
- **Power:** 2,000/480 volt (to be verified)
- **Loading:** (1) 20' x 16' Dock High, (1) 24' x 16' Drive-In, (1) 20' x 16' Drive-In
- **Clear Hight:** 24'9" – 34' (north/south perimeter min. clear is 24' – 9", the peak of the center of the vault is 34' & the areas with the clerestory windows is 29')
- **Taxes:** \$124,149.00 (2022)
- **NNN Estimate:** \$4.50/SF

FLOOR PLAN

Please contact broker for potential space plans



INTERIOR



AERIAL



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