Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #9 Denver, CO 80223 | (720) 490-1442 | grubercommercial.com



# 6270 Joyce Drive, Arvada, Colorado

High Image Industrial Space for Lease with Yard and Heavy Power

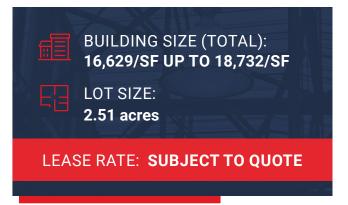
## **FOR LEASE**

### **PROPERTY HIGHLIGHTS**

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

For More Information, Contact:

**Russell Gruber** | *Industrial Specialist/Owner* (720) 490-1442 russell@grubercre.com





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#### **PROPERTY DETAILS**

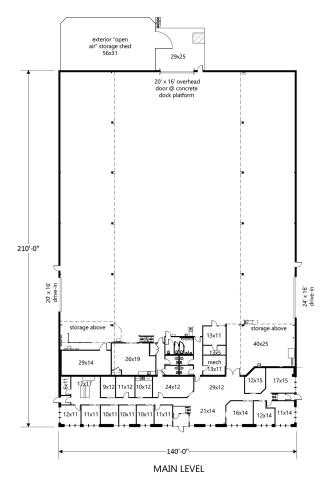
- Building Size: 16,629/SF up to 18,732/SF
- Office: 2,500/SF (+/-)
- Site Size: 2.51 acres
- YOC: 2003
- Zoning: MX-S

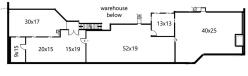
Sprinkler: West System

- 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



Please contact broker for potential space plans





MEZZANINE LEVEL approx. 3,615 sq. ft.

#### For More Information, Contact:

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### INTERIOR



#### AERIAL





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