

# Industrial Auto Repair Space for Lease

6030 W 55TH PLACE, ARVADA, CO 80002



## Overview

Hoff & Leigh is excited to present this desirable industrial auto repair space located at 6030 West 55th Place in Arvada.

This unit is 1,000 SF and has 1 roll-up garage door, 1 private bathroom, and ample electrical outlets.

6030 W 55th: 1,000 SF x \$20/SF/YR + \$4.50/SF/YR NNN = \$2,040 / Month

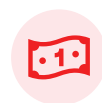
Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/6030-w-55th-place/>

For more info, please text/call Michael Crawford: (720) 683-0399. MCrawford@HoffLeigh.com

## Highlights

- 1,000 SF Auto Repair Space
- Drive-in Roll-up Garage Door
- 38 Electrical Outlets
- Private In-Unit Bathroom
- Heater and Window Unit AC
- Great Tenant Mix
- Zoning: I-1
- 9' 2" Ceiling Height

## Property Details



### Lease Rate

1,000 SF x \$20/SF/YR + \$4.50/SF/YR NNN = \$2,040 / Month



### Space Available

1,000 SF



### Building Size

6,300 SF



### Zoning

I-1

Rev: February 23, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Michael Crawford**

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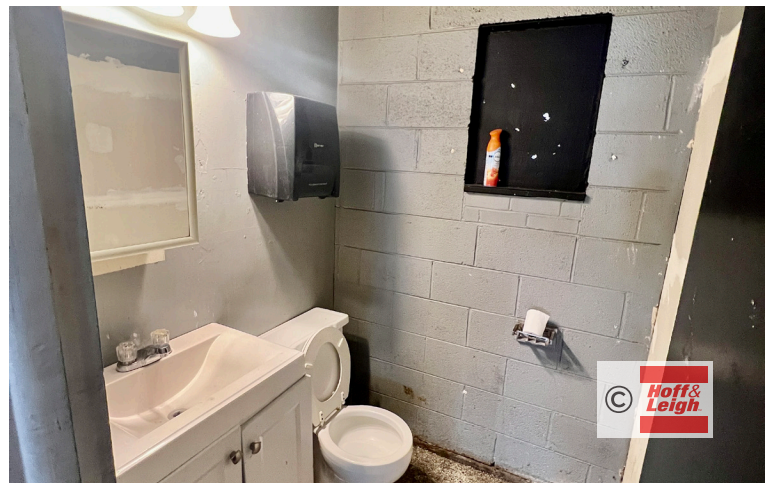
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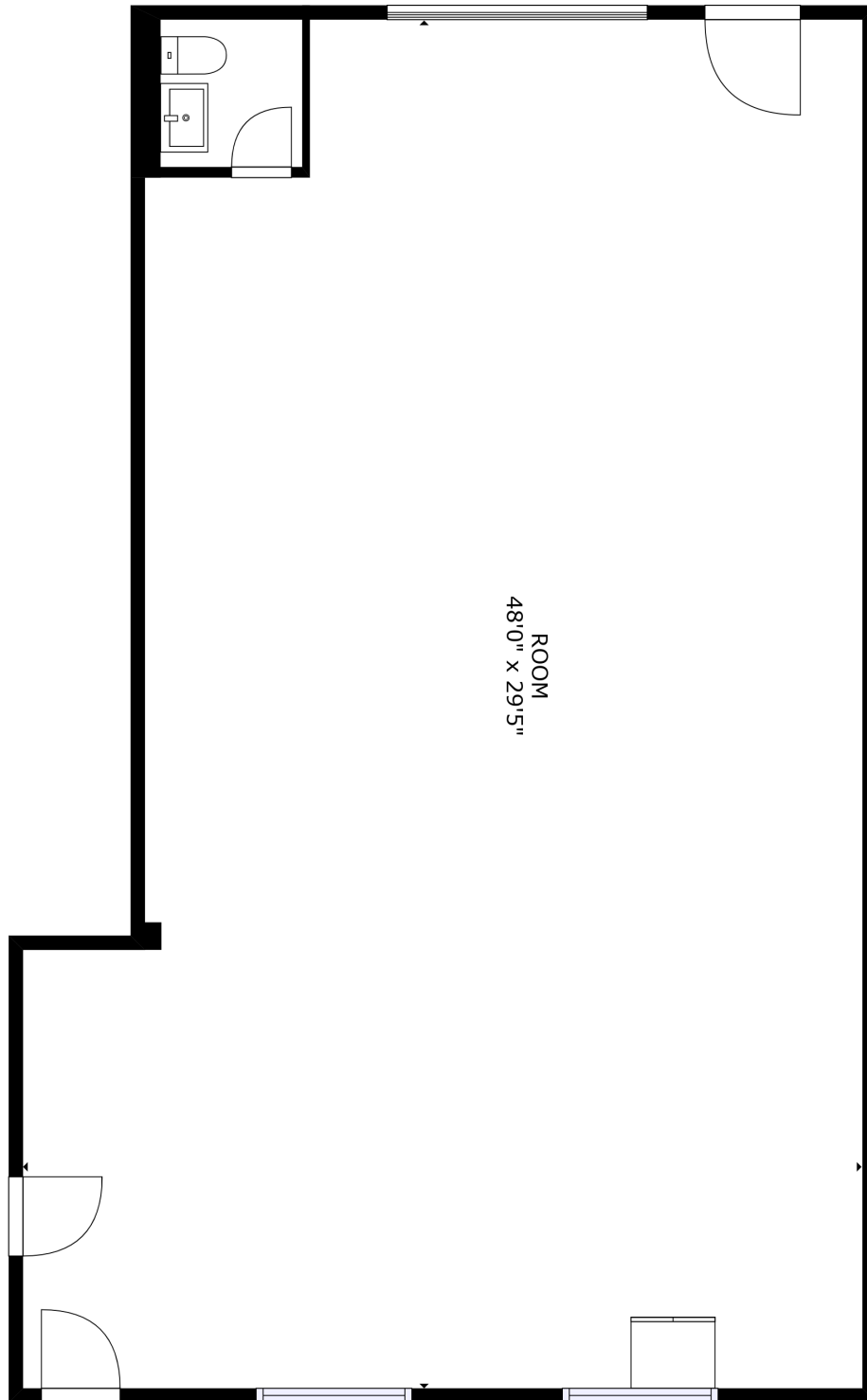
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## DEMOGRAPHICS



135,442  
Population



40.0  
Median Age



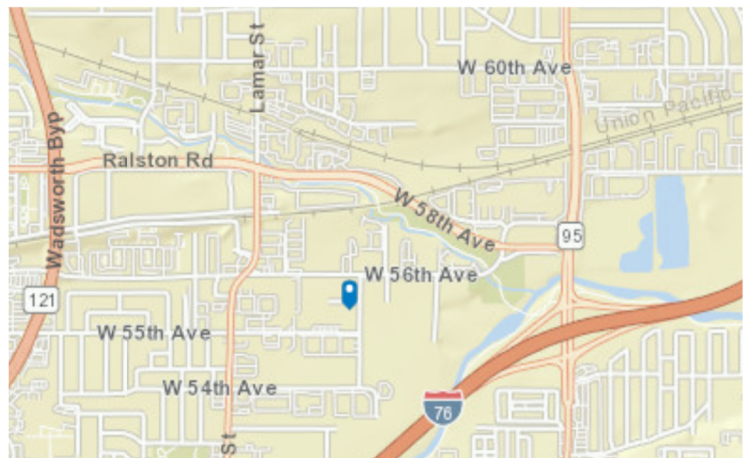
2.3  
Average  
Household Size



\$81,684  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Ralston Rd	3,447	0.2
Kendall Ct	3,123	0.2
W 68th Ave	6,779	0.3
W 56th Pl	7,159	0.3
W 56th Ave	7,618	0.3



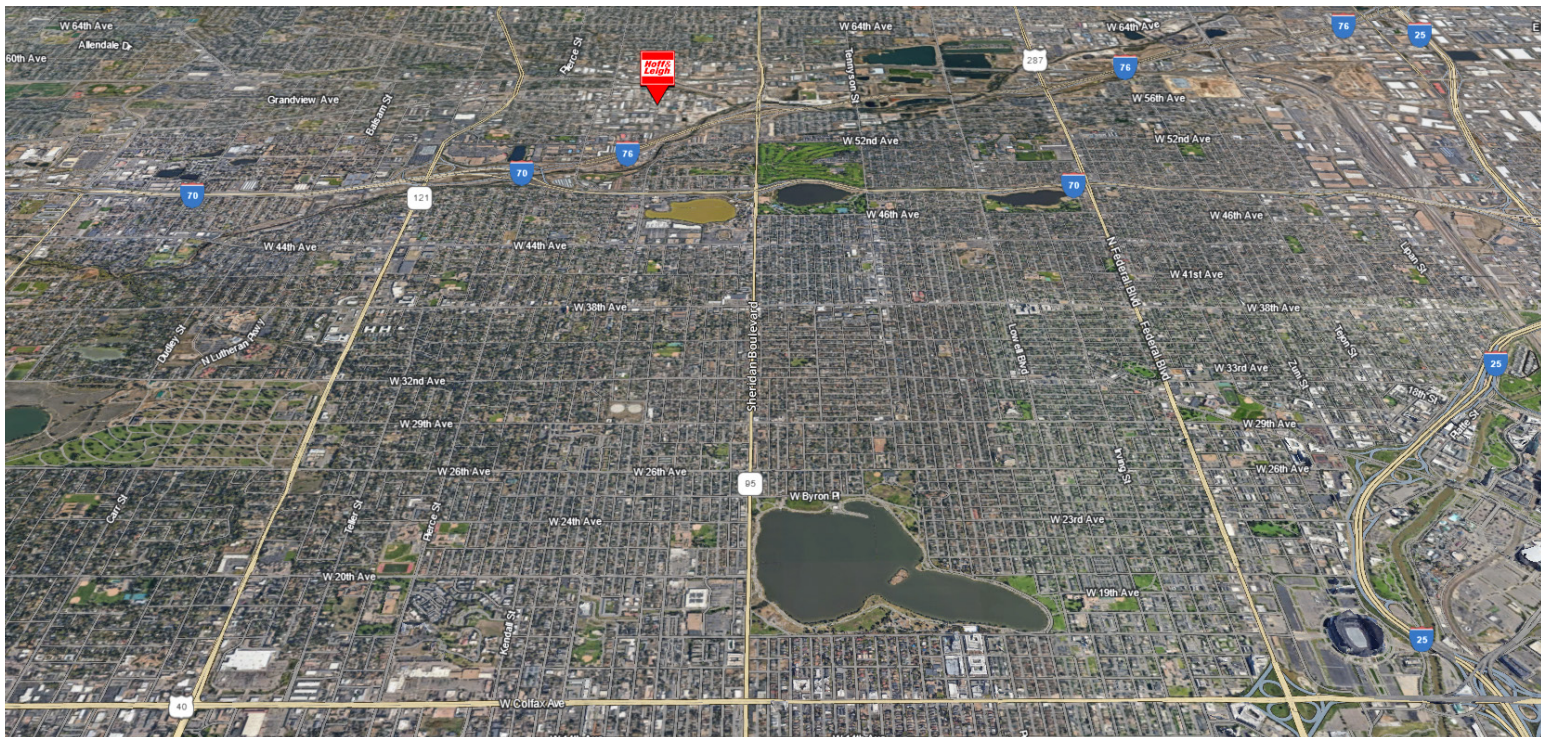
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