

Available For Lease

# 5609 W 6th Ave | Units A & B

Frontage Road North  
Lakewood, CO 80214

HIGH VISIBILITY OFF 6TH AVE



**DANIEL CLOSE, SIOR**  
Senior Vice President  
+1 303 946 3285  
daniel.close@cbre.com

**MATT KAWULOK**  
Vice President  
+1 720 528 6353  
matt.kawulok@cbre.com

**CBRE**

# Building Features Unit A



2,607 SF  
Available Space



1/2 Dock Door  
Loading



14 Feet  
Clear Height

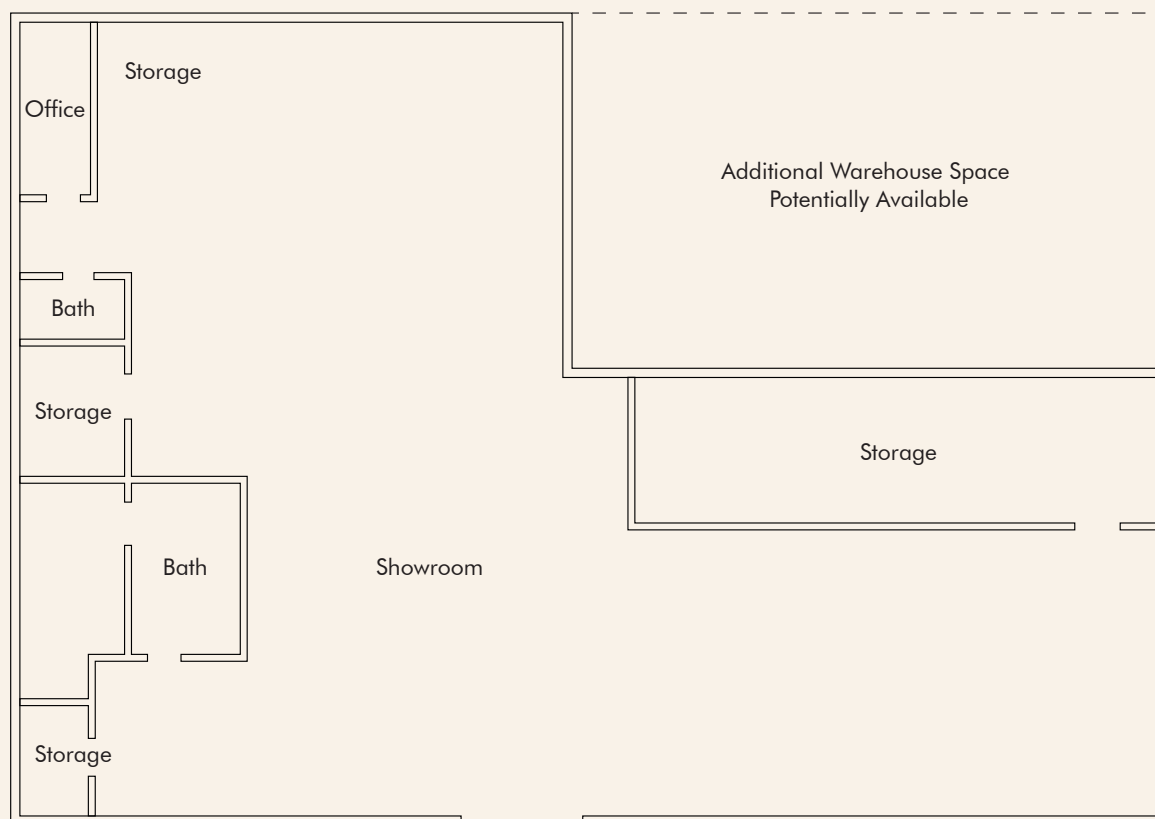
YEAR BUILT 1974

ZONING LI - Light Industrial

- FEATURES
- Newer roof, HVAC units
  - Fenced & secured lot
  - Multi-tenant opportunity
  - Excellent visibility at 6th Ave & Sheridan Blvd

PARKING 2.36/1,000 SF

LEASE RATE Contact Broker



# Building Features Unit B



2,400 SF  
Available Space



1/2 Dock Door  
Loading



14 Feet  
Clear Height

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**YEAR BUILT** 1974

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**ZONING** LI - Light Industrial

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**FEATURES**

- Newer roof, HVAC units
- Fenced & secured lot
- Multi-tenant opportunity
- Excellent visibility at 6th Ave & Sheridan Blvd

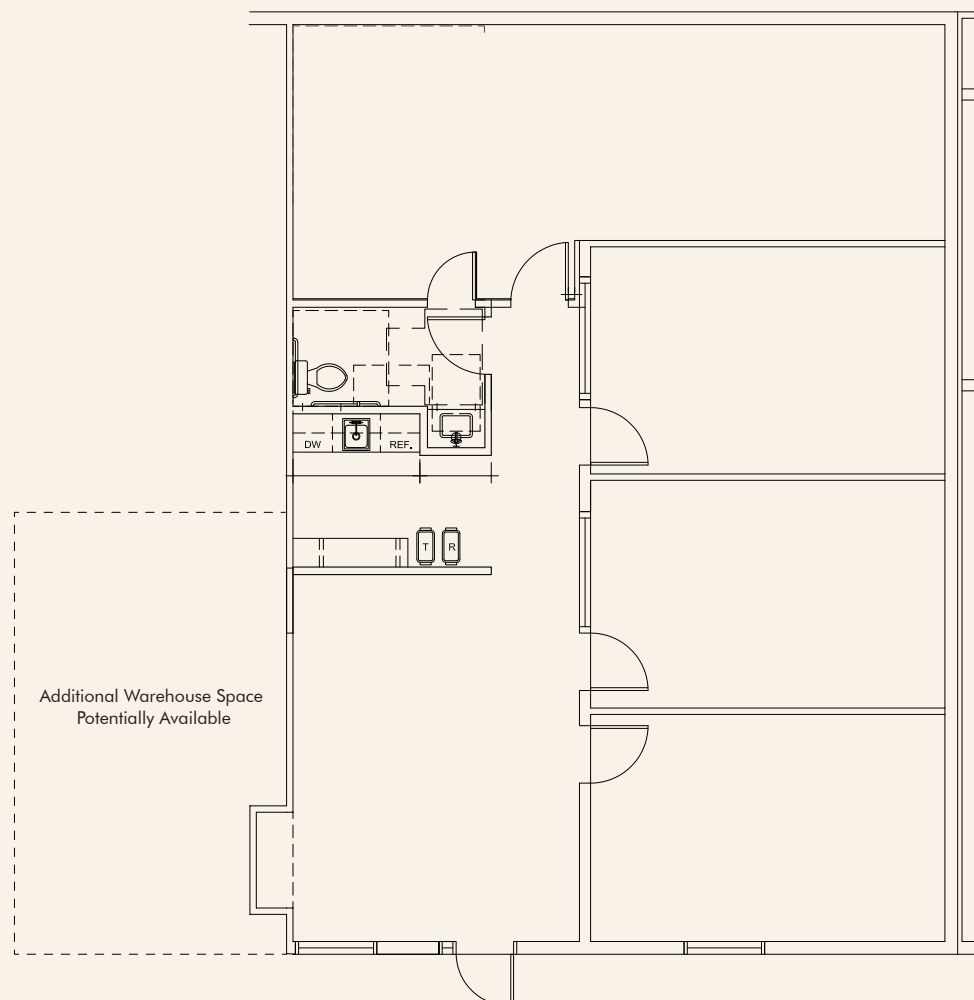
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**PARKING** 2.36/1,000 SF

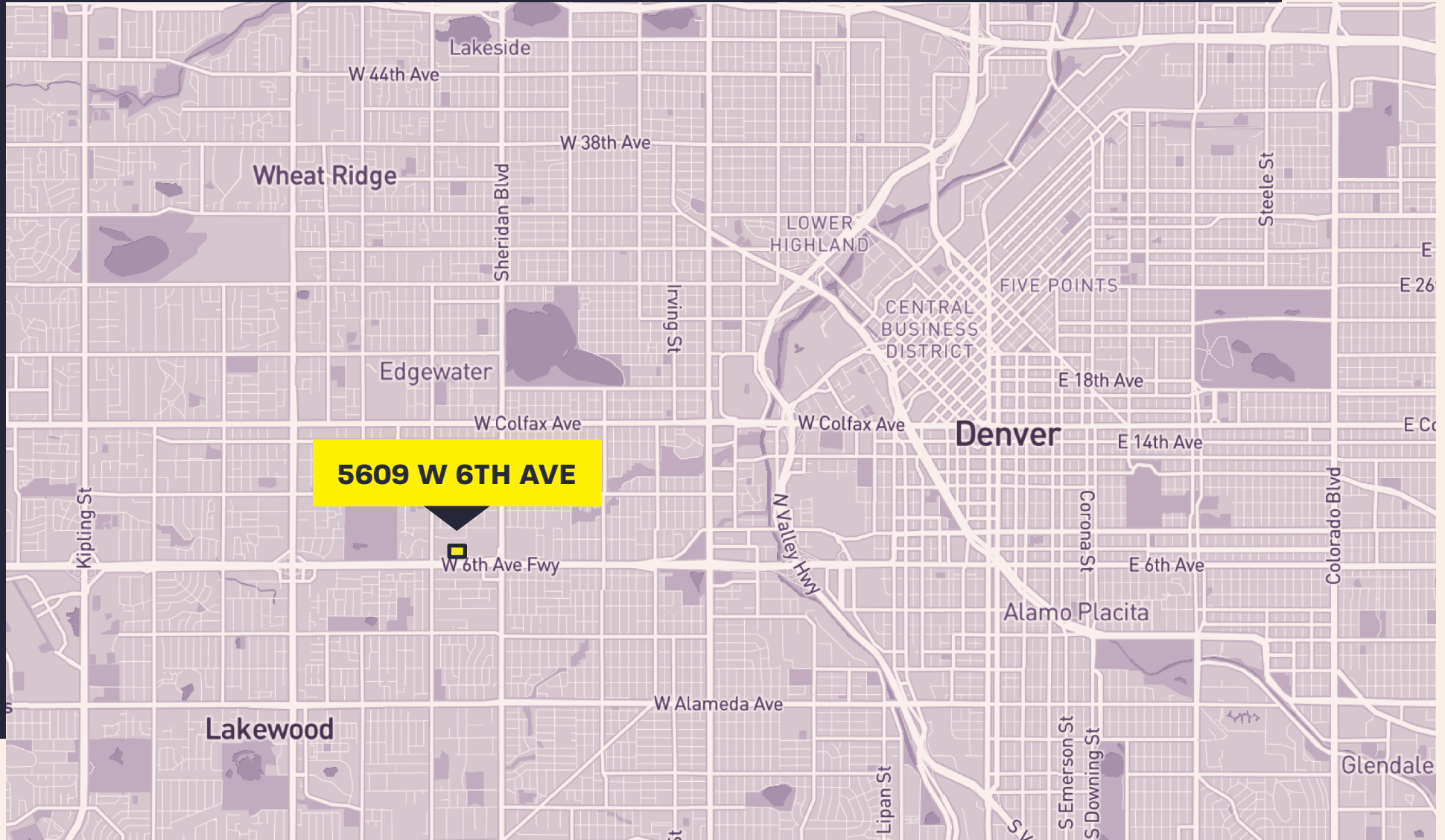
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**LEASE RATE** Contact Broker

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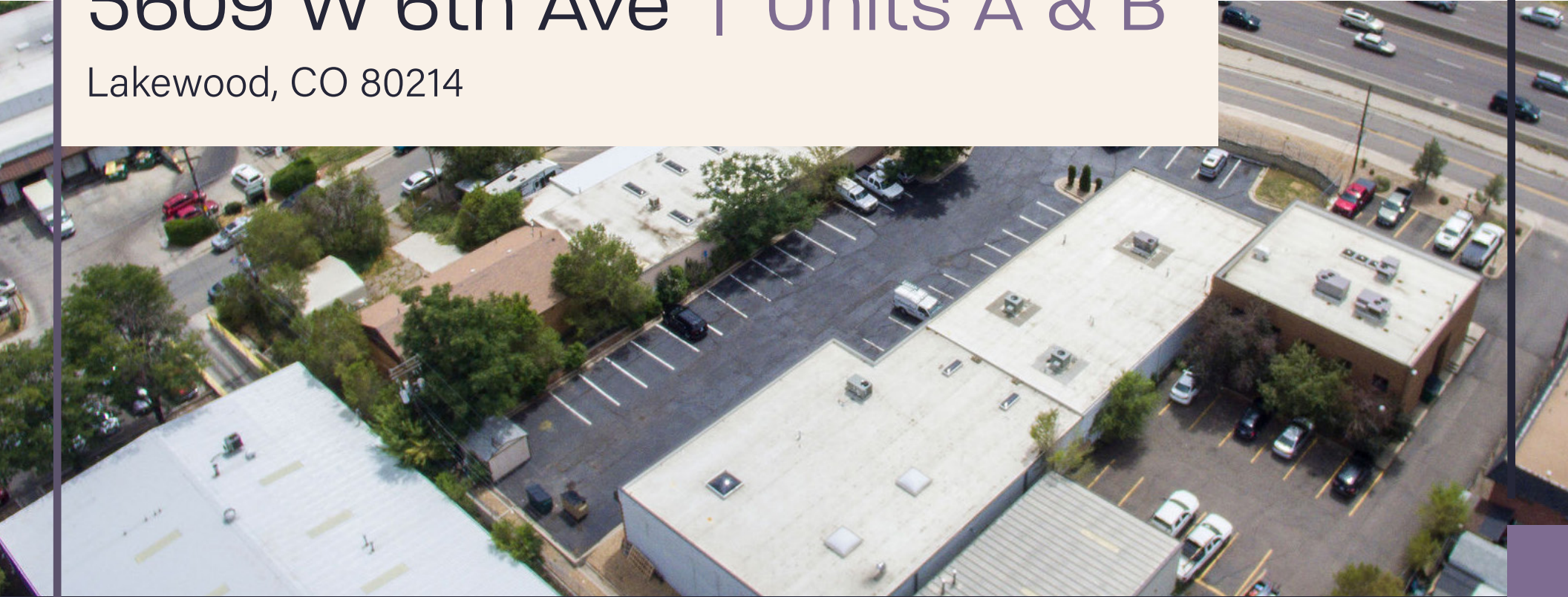


# Highly Accessible Location



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Lakewood, CO 80214



## EXCLUSIVELY LISTED BY

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