

4935 ALLISON STREET, ARVADA, COLORADO 80002
UNITS 13, 14, 15-16 | 2,870 - 11,480 SF AVAILABLE

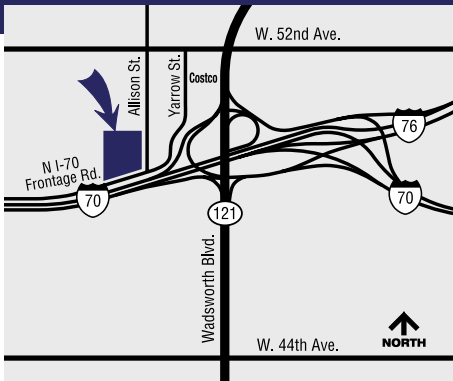


WEST I-70 BUSINESS CENTER



2,870 - 11,480 SF INDUSTRIAL SPACE WITH I-70 ACCESS | FOR LEASE

Great I-70 visibility and access to Wadsworth and Kipling. Within walking distance of convenient services including restaurants and retail shopping. Building and highway signage available.



Property Features

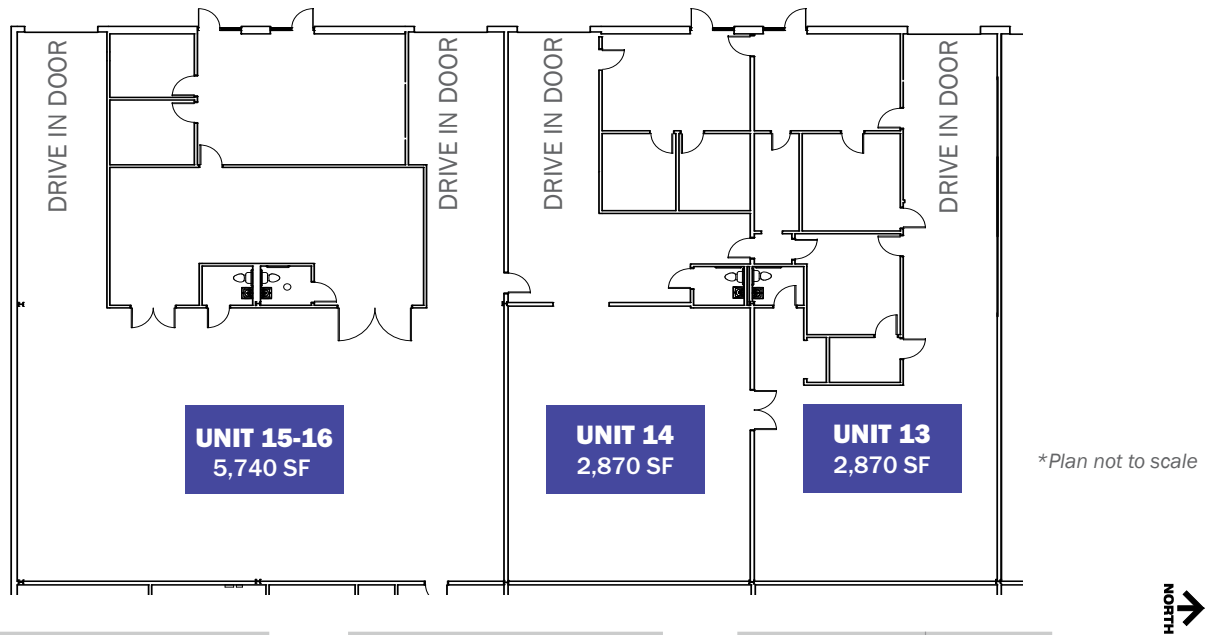
- Flexible building design allows for variety of industrial/flex tenants with abundant parking for easy access of staff and clients.
- Zoning: I-1 (Light Industrial)
- Construction Type: Steel frame, reinforced concrete, twin and triple tee panels
- Year Built: 1979 and 1983
- 16' Clear Height
- Parking Ratio: 2 per 1,000
- Local, professional management

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

Floor Plan



Unit 15-16	5,740 SF
Office	TBD
Warehouse	TBD
Available	Q3 2026

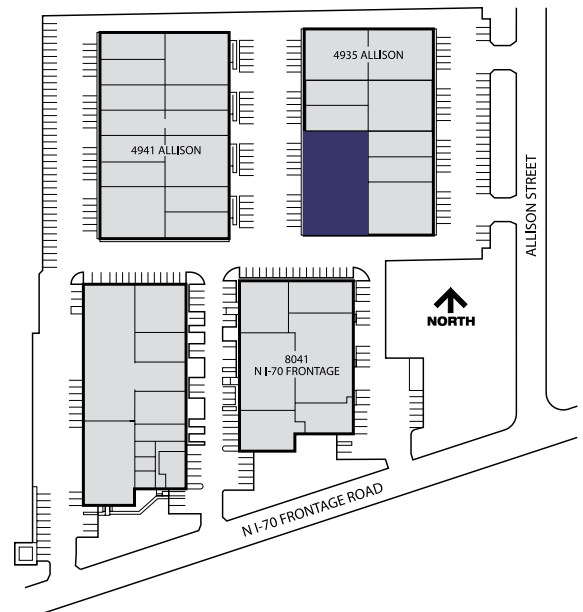
Unit 14	2,870 SF
Office	TBD
Warehouse	TBD
Available	Q3 2026

Unit 13	2,870 SF
Office	TBD
Warehouse	TBD
Available	Q3 2026

Unit Features

- Available SF: Total 11,480 SF
- Divisible:
(Unit 15-16= 5,740 SF) (Unit 14= 2,870 SF) (Unit 13= 2,870 SF)
- Office Space: 3,811 SF
- Warehouse: 7,669 SF
- Loading: Four (4) Drive In Doors (10' X 12')
- Max Clear Height: 16'
- Column Spacing: 33'-9 X 42'-6
- Power: (To be verified)
Suite 15-16: 2-200 amps 120/208V 3-Phase panels
Suite 14: 200 amps 120/208V 3-Phase
Suite 13: 200 amps 120/208V 3-Phase

Site Plan



FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542
msheils@berkeleypartners.com

4935 ALLISON STREET, ARVADA, COLORADO 80002
UNITS 13, 14, 15-16 | 2,870 - 11,480 SF AVAILABLE



© 2026 Berkeley Partners. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

berkeleypartners.com