



15860 WEST 5TH AVENUE
Golden, Colorado 80401



PROPERTY FEATURES

- Rare West-side Industrial Zoned Property
- Suitable for a Variety of Uses
- Dock and Grade Level Loading Doors
- Two Blocks West of the Jefferson County Fairgrounds
- Easy Access to West I-70 and C-470
- 15 Minutes to Central Business District (CBD)
- Five Minutes to National Renewable Energy Laboratory NREL

BUILDING SPECIFICATIONS

FOR LEASE

- 10,198 SF
- 12' Clear
- 1 Dock / 1 Drive In
- 600 Amps 110/208
- **\$9.00/SF NNN (\$2.05 SF)**

FOR SALE

- 29,612 SF Total SF
- 21,334 SF Available for Owner User
- 8,210 SF Leased Through 2022
- 1.84 Acre Site
- M-1 Zoning Golden
- 1962 Construction
- 600 Amps 110/208
- **\$3,000,000 (\$101.34/SF)**

FOR MORE INFORMATION CONTACT:

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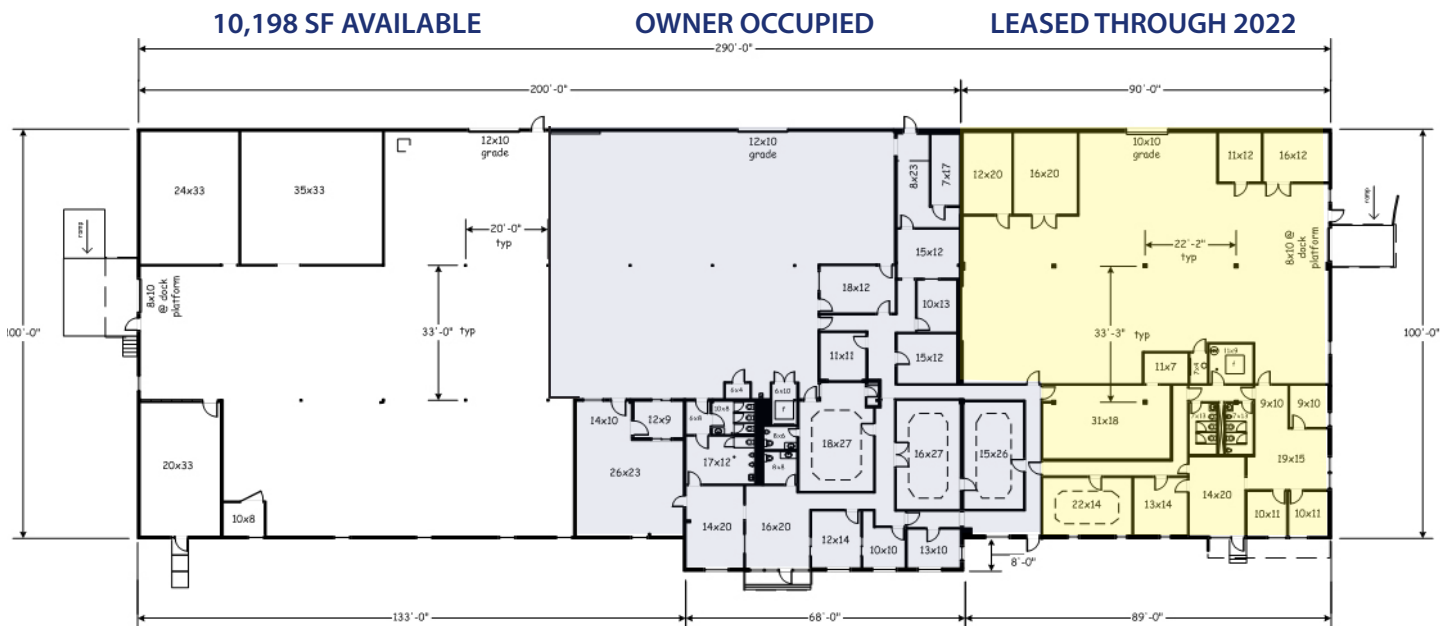
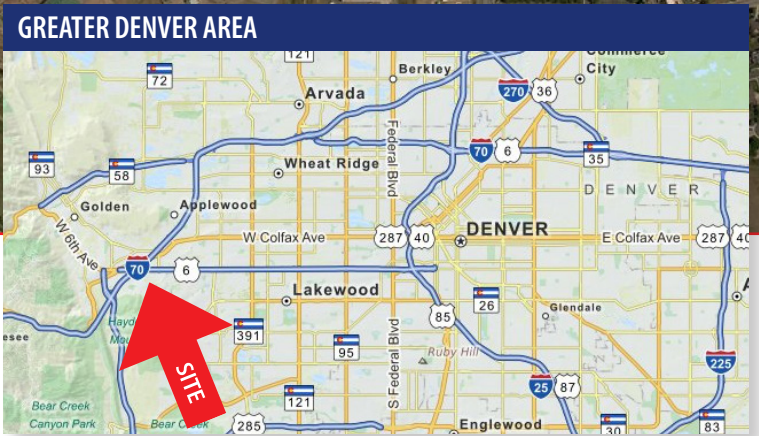
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