



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

- 21,334 SF
- Can be demised smaller depending on needs
- 12' Clear
- 1 Dock / 2 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)**

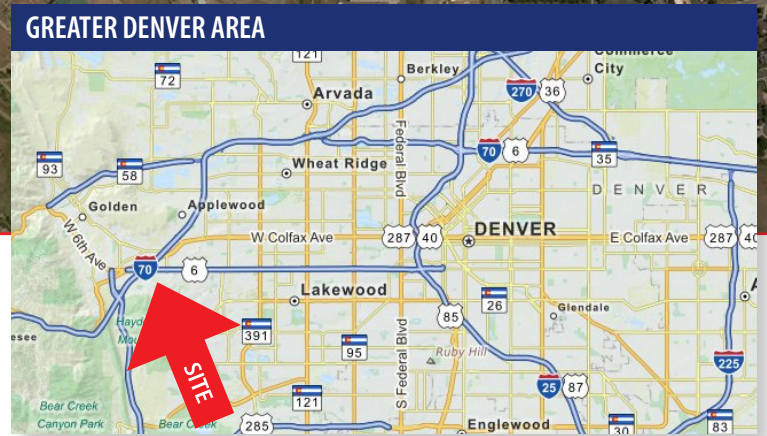
FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

trogers@gcgcre.com | 720.476.5225

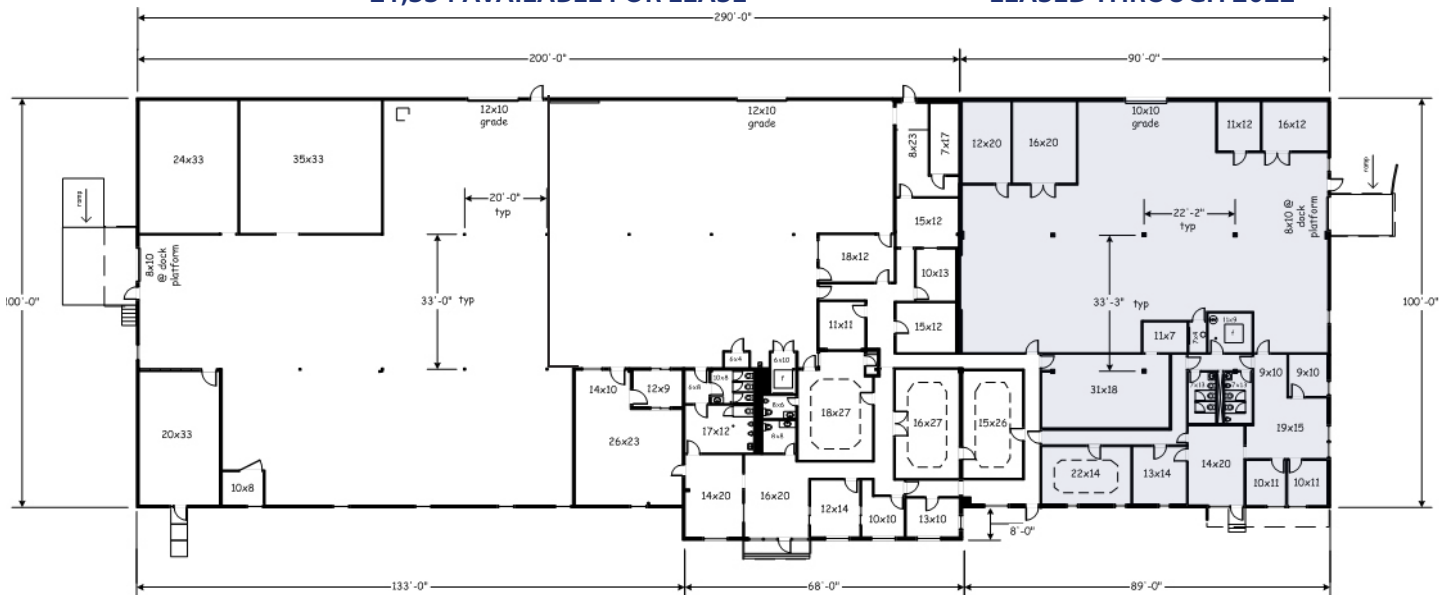
T. BLAKE ROGERS

tbrogers@gcgcre.com | 720.476.5227



21,334 AVAILABLE FOR LEASE

LEASED THROUGH 2022



FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

trogers@gcgcre.com | 720.476.5225

T. BLAKE ROGERS

tbrogers@gcgcre.com | 720.476.5227