

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Golden Industrial Building For Sale

13050 W. 43rd Dr., Golden, CO 80403



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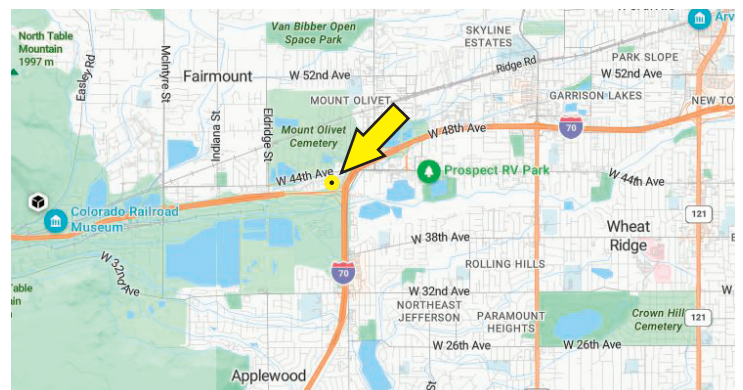


FOR SALE: \$4,620,000
(\$250/sf)

Aerial Photographs: www.AerialDroneClick.com

This industrial building offers a professional image, a functional layout and easy access to I-70, via Ward Rd/44th. It has been recently renovated & offers a sprinklered warehouse with HVAC. The fenced yard is approx. 11,000 sf and is secured by an electronic gate. The loading area provides three drive-in doors (14'x12') and one loading dock (14'x12').

Bldg. Size:	18,478± SF
Lot Size:	1.03± AC
YOC:	1999 / Renovated 2018
Parking:	29 Spaces
Taxes:	\$61,714.58 (2022 payable in 2023)
Zoning:	PID- Industrial
Loading:	4 (3 Drive-In & 1 Dock)
Clear Height:	16' - 22'



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Disclosure

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