



TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# FOR SALE - 2 BUILDING INDUSTRIAL CAMPUS

24,804  
SQUARE FEET

1.88  
ACRE LOT

I-3  
ZONING

\$4,150,000  
PRICE



**2 FREE STANDING BUILDINGS | PERMISSIVE I-3 INDUSTRIAL ZONING | NEWER OFFICE FINISHES**

**OFFERED BY:**

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**5932-5934 McIntyre St.  
Golden, CO 80403**

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Price:	\$4,150,000
Building Size:	24,804 SF
Lot Size:	1.88 AC
Warehouse/Office %	50%-50%
Year Built/Renovated:	1978/2024
Zoning:	I-3 - JeffCo
Power:	2000 Amp 3 Phase
Ceiling Height:	12'
Sprinkled:	Yes
City/County:	Golden/JeffCo
Taxes:	\$38,939

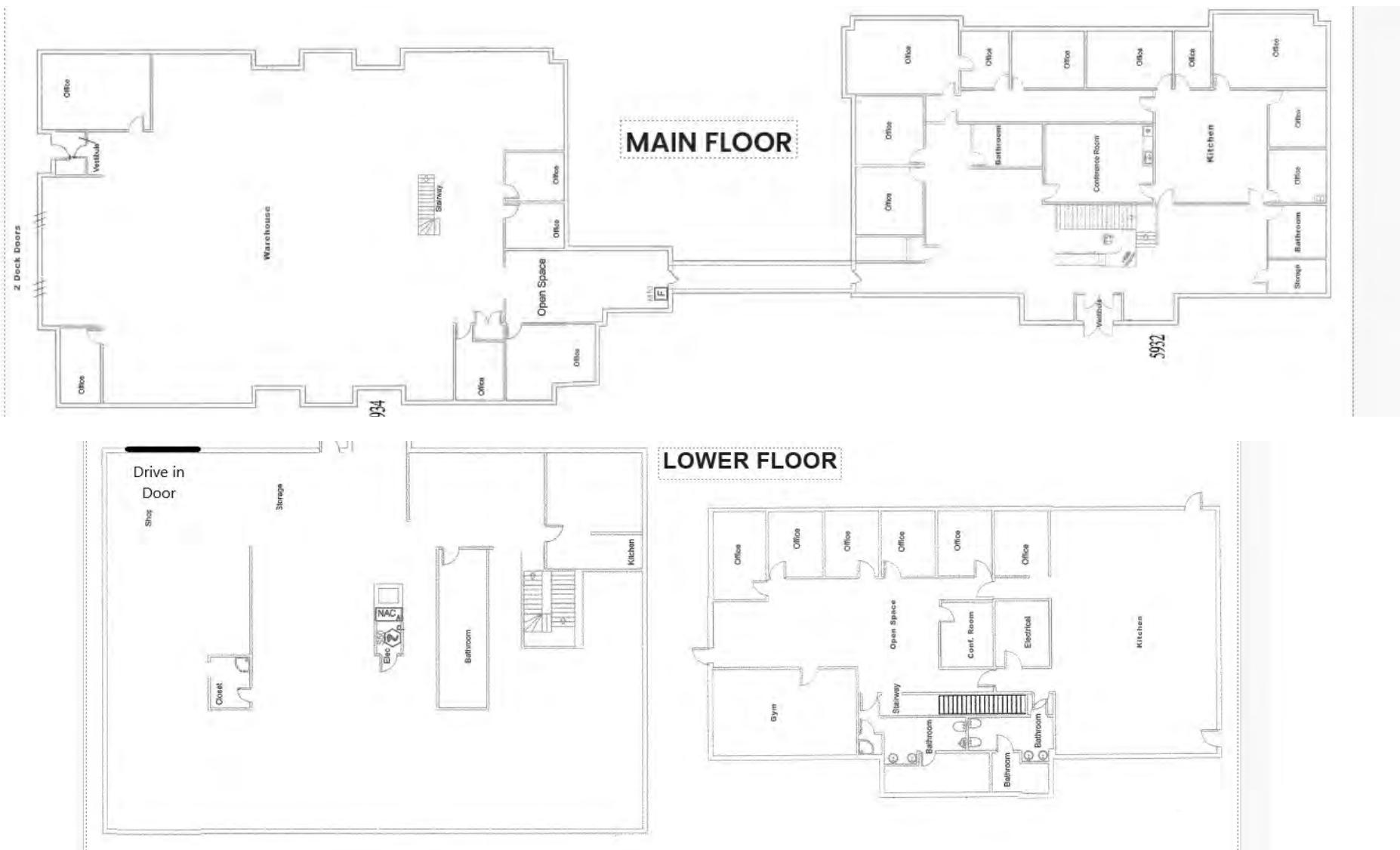
### PROPERTY OVERVIEW

5932 McIntyre Street is a 24,804-square-foot, two-building complex in Golden, Colorado, featuring a balanced mix of approximately 12,402 square feet of office and 12,402 square feet of warehouse space across two levels. The property includes a newer office buildout with modern finishes and a warehouse component offering two drive-in doors, two dock-high loading doors, heavy power, and full sprinkler coverage. The buildings are connected by hallways that can be separated for multi-tenant flexibility. Conveniently located just north of the Coors Technology Center with easy access to I-70, Highway 58, and McIntyre Street, the property offers panoramic mountain and lake views, making it an ideal setting for a corporate headquarters, research facility, or flex industrial user. Ongoing industrial development in the surrounding area continues to enhance the corridor, bringing additional amenities and positioning this asset as a prime opportunity in one of Golden's most desirable and evolving submarkets.

### PROPERTY HIGHLIGHTS

- Modern Office Buildout - Reception Area, Kitchen, Private Offices, Gym, Conference Rooms and More!
- Functional Warehouse - 2 Floors of Warehouse Space - Drive in Loading and Dock High Loading
- Fully Sprinklered, Heavy Power (4000amp 3 Phase)
- Wide Variety of Allowable Uses Including Outdoor Storage, Self Storage, Laboratory, R&D, and Many More

## FLOORPLANS



## OFFICE



## WAREHOUSE/LOADING



## LOCATION MAPS

