

THE JUNCTION

Golden, CO

The Junction of Commerce + Recreation + Community
A 52 ACRE BUSINESS PARK IN GOLDEN, CO



Industrial | Office | Retail | Commercial

FOR LEASE, SALE AND BUILD TO SUIT

A DEVELOPMENT OF BAUKNIGHT ENTERPRISES

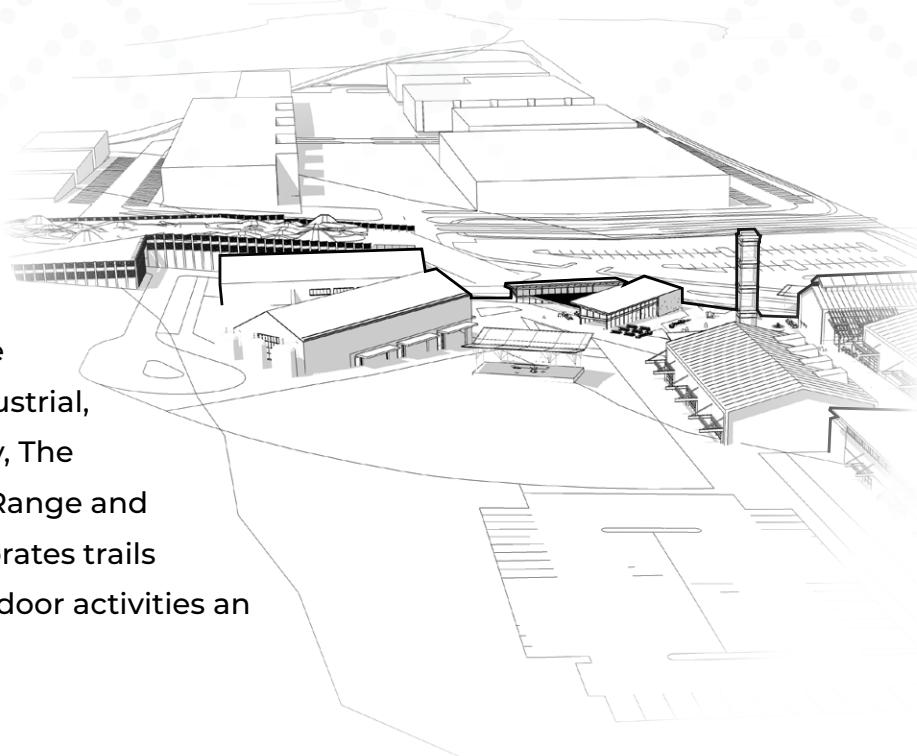
THE JUNCTION

Golden, CO

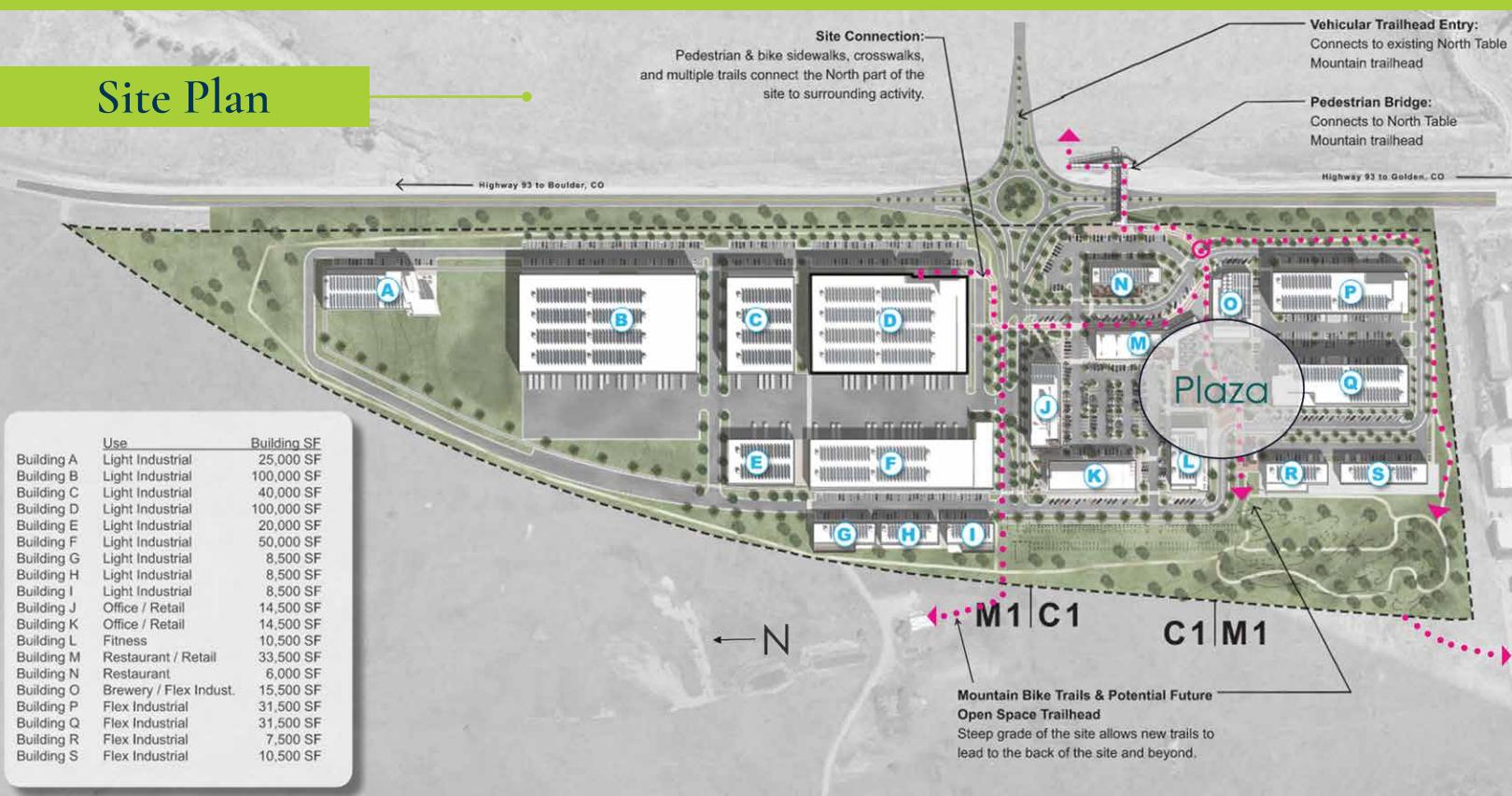
The Junction of Commerce + Recreation + Community

A 52 ACRE BUSINESS PARK IN GOLDEN, CO

Located at the Foothills of the Rocky Mountains, The Junction brings together business, recreation and community in a best-in-class business park. With an 8-acre commercial/retail hub and 40 acres of industrial, manufacturing, flex and office opportunity, The Junction is a unique offering in the Front Range and Denver Metropolitan area. The site incorporates trails and trailheads to make recreation and outdoor activities an everyday occurrence.



Site Plan



Features



OPPORTUNITY

For Lease, For Sale and Build to Suit



ACCESS

State Hwy. 93 provides access to Golden, Boulder, the Rockies and the balance of the Denver metro area with quick access to I-70, Hwy. 58, and Hwy. 6.



ZONING

City of Golden C-1 and M-1 zoning allows a variety of uses from industrial, manufacturing, flex, office to commercial and retail.



PED/BIKE/E-BIKE

Commuters and recreationalists alike will enjoy concrete path connections to Golden and greater Jefferson County via a pedestrian/bike overpass over Hwy. 93 or choose a natural surface trail to explore.



RECREATION

Surrounded by thousands of acres of Jefferson County Open Space with current and future trail connections to North Table Mountain, White Ranch and Mt. Galbraith as well as in park trails, employees will enjoy a trail run or hike before work, a walking meeting to stoke the creative juices or a mountain bike ride after work.



COMMERCIAL HUB

The Junction will provide retail opportunities suited to Colorado's active lifestyle. The central public plaza brings together all Junction users with a community area featuring a band shell, four season asphalt pump track for all ages and abilities, a kid's play, dog friendly area, and a variety of food and beverage offerings.

Precedent Images



THE JUNCTION

Golden, CO

THE JUNCTION

WHITE RANCH PARK
EAST TRAILHEAD

TO BOULDER
20 MIN.

MT. GALBRAITH
PARK

TO GOLDEN
5 MIN.

NORTH TABLE
MOUNTAIN PARK

58

TO DENVER
25 MIN.

TO SILVERTHORNE/DILLON
1 HOUR

93

GOLDEN

SOUTH TABLE
MOUNTAIN PARK

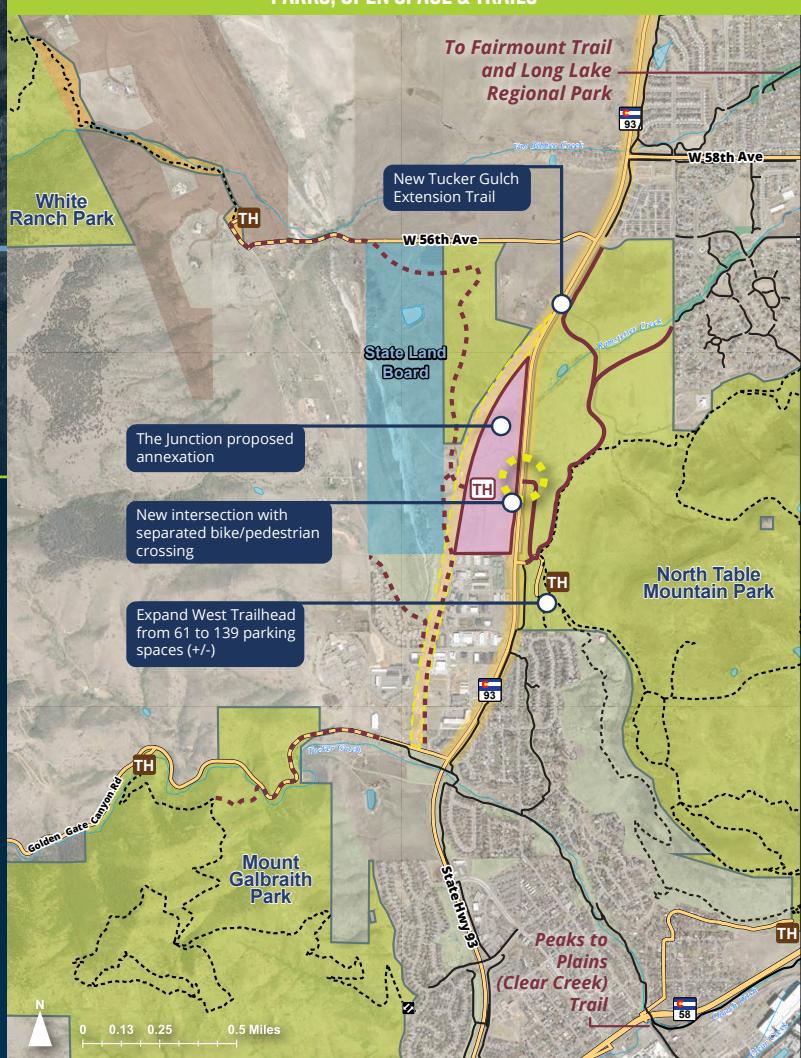
Golden, CO

INTERSTATE
70

6

6

North Golden PARKS, OPEN SPACE & TRAILS



Contact

CHRIS BALL, SIOR, CCIM
BROKER
303.332.6954
CHRIS@BALLPROP.COM

A DEVELOPMENT OF BAUKNIGHT ENTERPRISES

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.