

FOR LEASE

\$12/SF NNN | UP TO 12,166 SF WAREHOUSE
+ OFFICE AVAILABLE

15000 W 44TH AVE STE. F
GOLDEN, CO 80403



PROPERTY INFORMATION



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GOLDEN, CO 80403

LEASE RATE	\$12/SF NNN
NNN EXPENSES	\$3.00/SF
UNIT SIZE	6,396 - 12,166 SF
LOT SIZE	0.19 AC
LOADING	2 DRIVE-INS
CEILING HEIGHT	14" - 17"
CLEAR HEIGHT	11' 10" - 17"
POWER	800A 3P 480v (TBV)
ZONING	P-D (GOLDEN)

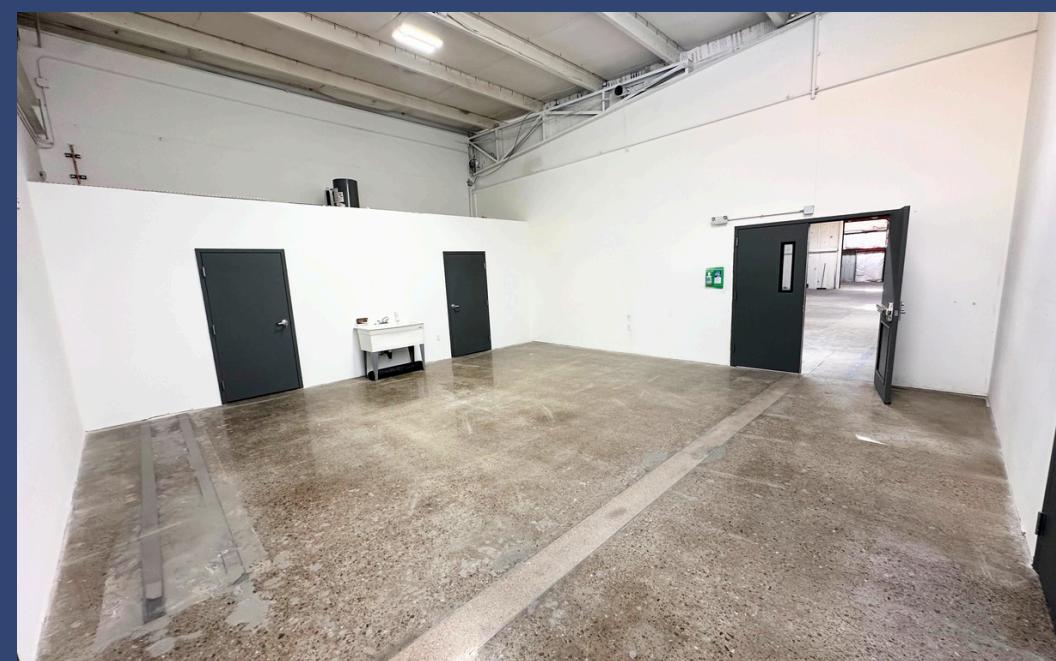
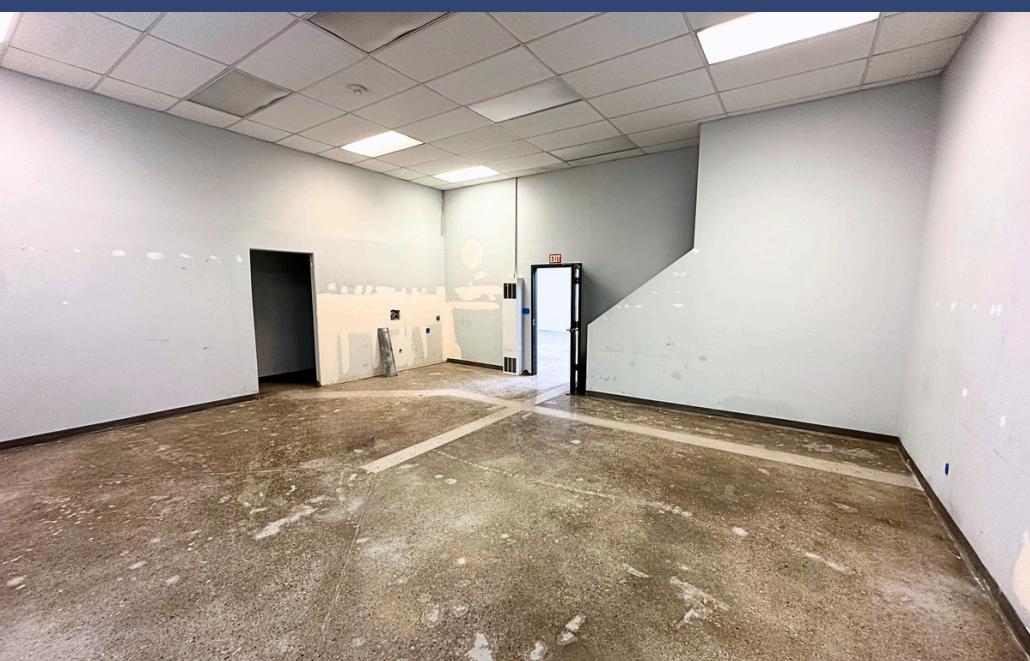


PROPERTY HIGHLIGHTS

- 2 Restrooms
- Shop Sink
- Auto-Sensor LED Lighting
- Gated Parking & Yard (0.06 AC)
- Suspended Gas-Powered Space Heater
- 1 Drive-In Per Warehouse Space (Main 10'x12', Add'l. 12'x14')
- Option for Office Space

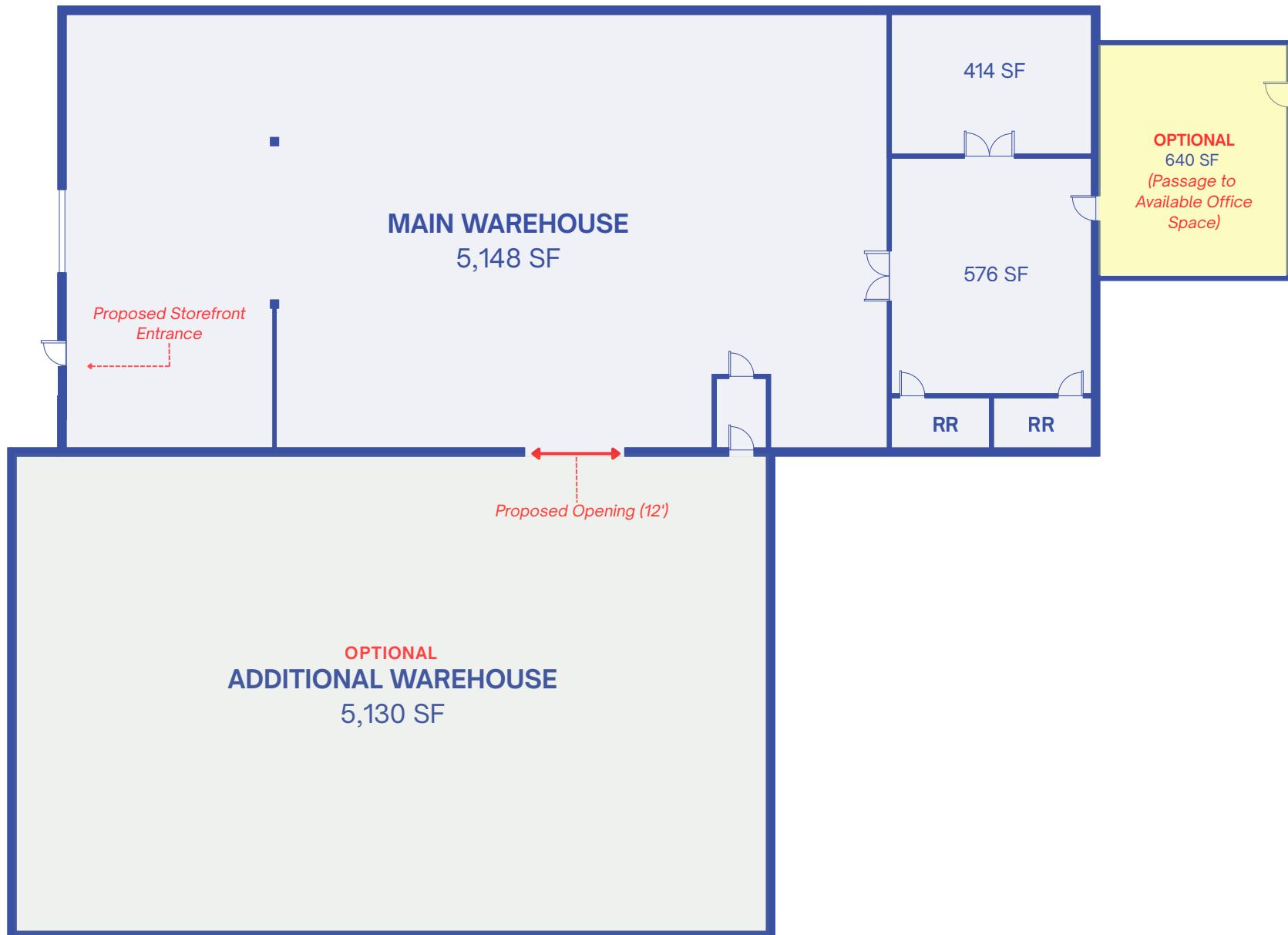
WAREHOUSE

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FLOOR PLAN

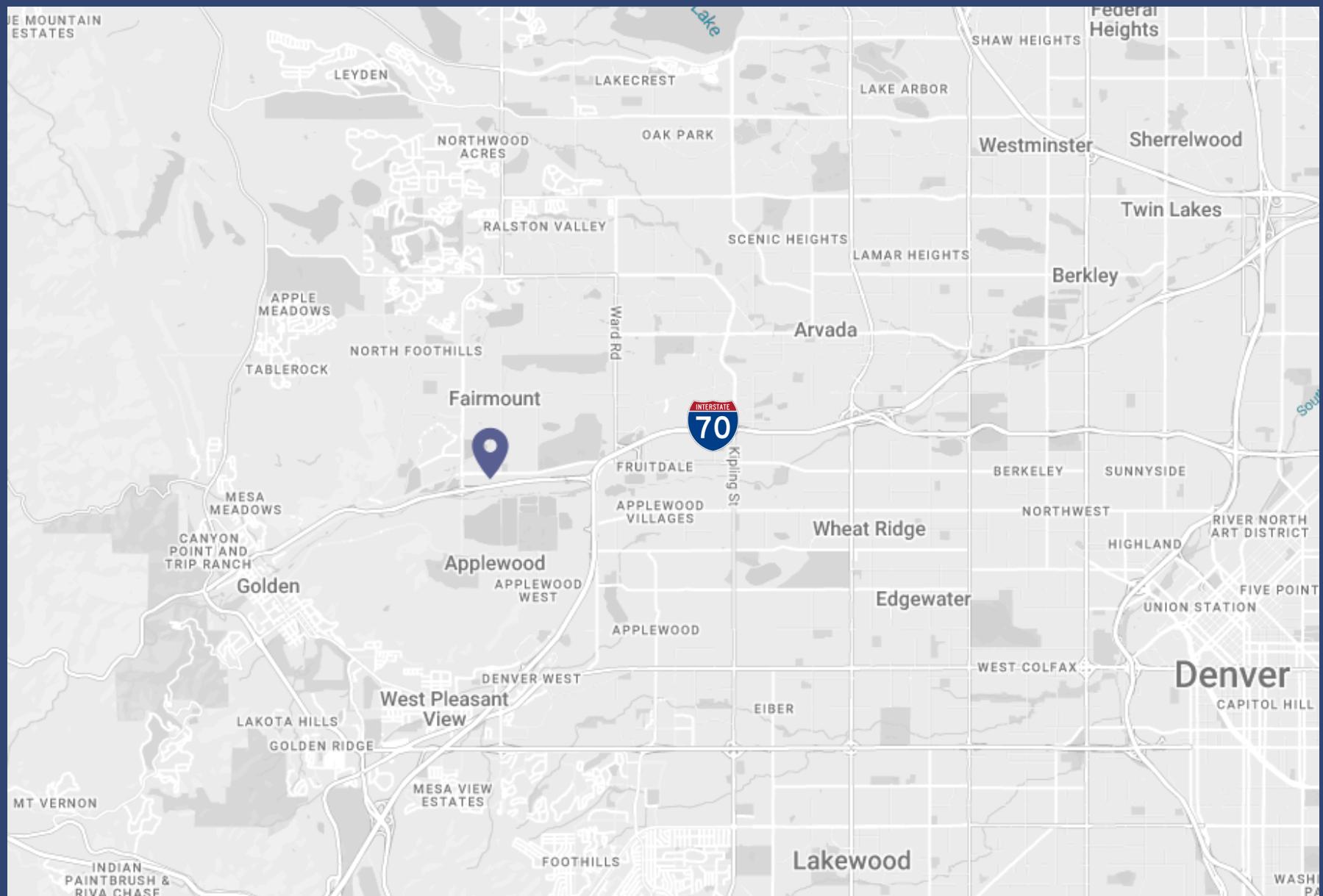
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*DIMENSIONS DEPICTED ARE DEEMED TO BE RELIABLE BUT HAVE NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. ALL VISUALS ARE PROVIDED SOLELY FOR TENANT'S EVALUATION PURPOSES.

LOCATION

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