



## SMALL BAY INDUSTRIAL SPACE FOR LEASE

13201 W 43rd Drive, Golden, CO 80403

Available Space: 1,750 SF to 3,500 SF

Lease Rate: Contact Broker



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CJ Toohey Broker Associate | [cj@henrygroupre.com](mailto:cj@henrygroupre.com) | 925.872.9242  
Boston Weir Principal | [Boston@henrygroupre.com](mailto:Boston@henrygroupre.com) | 303.327.9753

## OFFERING SUMMARY

Building Name	Shift Industrial - Golden
Address	13201 W 43rd Drive Golden, CO 80403
Available Suites	<b>Suite 102 &amp; Suite 103   Available Separately or Combined</b>
Available SF	<b>1,750 SF to 3,500 SF ( Each Suite is 1,750 SF )</b>
Lease Rate	<b>Contact Broker</b>
NNN's Estimate	<b>\$8.70/SF</b>
Availability	<b>Immediately</b>
Building SF	18,425 SF
Lot Size	56,628 SF
Total Units	Nine (9)
Parking	Abundant
Zoning	PID (Planned Industrial Development)



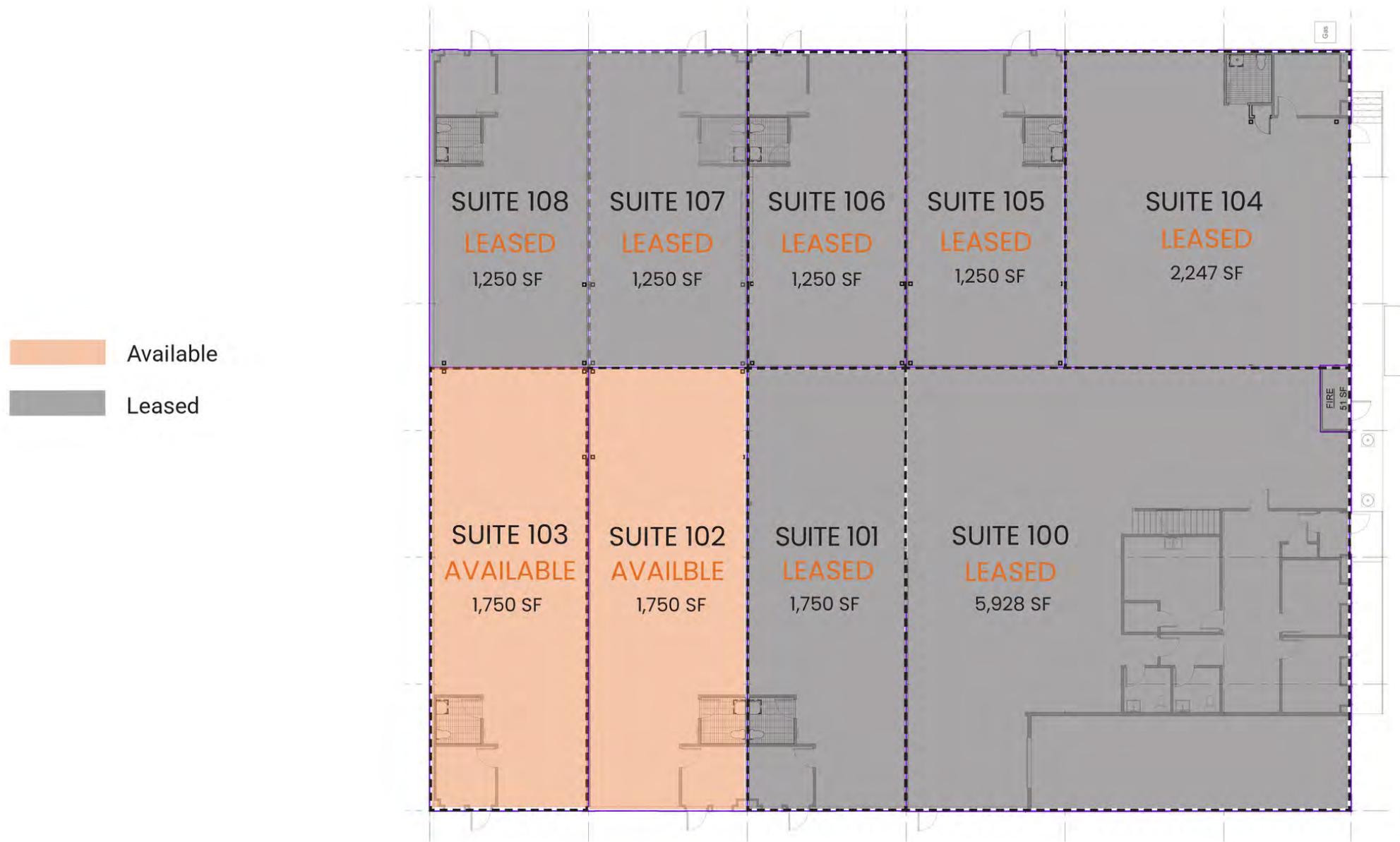
## PROPERTY HIGHLIGHTS

- Two 1,750 SF small-bay units (102 & 103), available individually or combined
- Recent upgrades: LED lighting, refreshed office/restroom finishes, epoxy warehouse floors, new overhead doors, and updated kitchenettes
- 18' clear height, 3-phase power (200–800 amps), and drive-in loading
- Each unit includes a private office and restroom
- Prime Golden location with quick access to I-70 and CO-58
- Abundant parking



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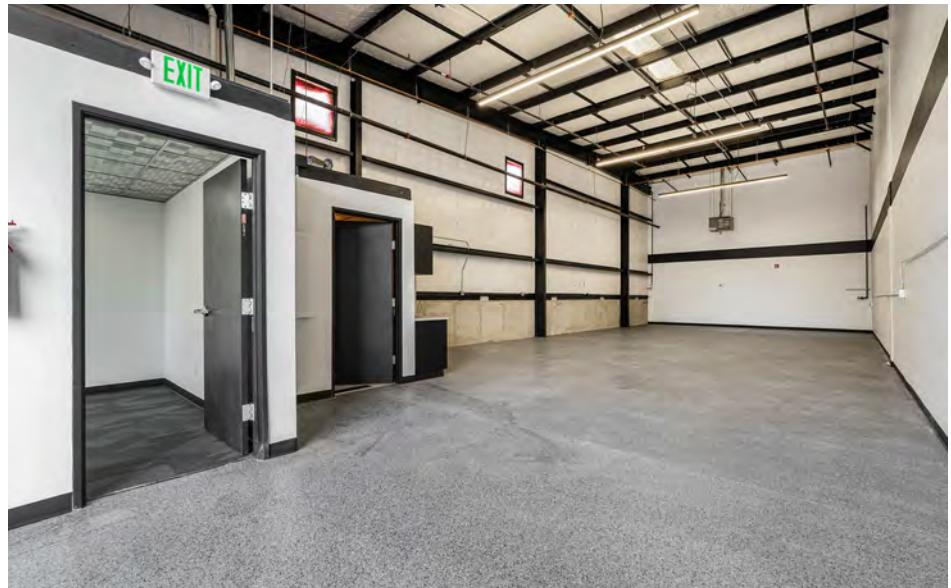
# FLOOR PLAN





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INTERIOR PHOTOS





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## EXTERIOR PHOTOS





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## AERIAL PHOTOS





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# AREA MAP



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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | [www.henrygroupre.com](http://www.henrygroupre.com)