



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



CJ Toohey Broker Associate | cj@henrygroupre.com | 925.872.9242
Boston Weir Principal | Boston@henrygroupre.com | 303.327.9753

OFFERING SUMMARY

Building Name	Shift Industrial - Golden
Address	13201 W 43rd Drive Golden, CO 80403
Available Suites	Suite 102 & Suite 103 Available Separately or Combined
Available SF	1,750 SF to 3,500 SF (Each Suite is 1,750 SF)
Lease Rate	Contact Broker
NNN's Estimate	\$8.70/SF
Availability	Immediately
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











**TERRAIN BREWING
COMPANY**



**BALL METAL
BEVERAGE PACKAGING**

**<<< DOWNTOWN
GOLDEN**



**MILLER COORS
GOLDEN DISTRIBUTION
CENTER**



CLEAR CREEK TRAIL

W 44TH AVE

**SUBJECT
PROPERTY**

**CLEAR CREEK
CROSSING DEVELOPMENT**



**CLEAR CREEK
APARTMENTS (310 UNITS)**



**HARVEST VILLAGE AT
CLEAR CREEK CROSSING**



**INTERMOUNTAIN HEALTH
(26 ACRE HOSPITAL CAMPUS)**



**THE CLUB AT
ROLLING HILLS**



**APPLEWOOD
GOLF COURSE**



KUM & GO



WALGREENS



**APPLEWOOD VILLAGE
RETAIL**

  

  



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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com