



www.ModernRECommercial.com

4251 Kipling Street, Suite 150  
Wheat Ridge, CO 80033

# Large Industrial Site | For Lease or For Sale

## 4476 McIntyre Street, Golden, CO 80402



### 4476 MCINTYRE STREET, GOLDEN, CO 80402 ADJAENT TO COORS BREWERY & COORS TECHNOLOGY CENTER

#### Property Information

<b>Property Size</b>	8.512 acres (370,794/SF)	<b>City</b>	Golden
<b>Building Size</b>	10,511/SF (Clear Span)	<b>County</b>	Jefferson
<b>Rail Spur</b>	Yes (2 - Active - BNSF)	<b>Loading</b>	7 Drive in Doors (14.5' x 14' tall)
<b>Zoning</b>	I-1	<b>Clear Height</b>	14'
<b>2023 taxes</b>	\$49,777.04	<b>Power</b>	To Be Verified
<b>Lease Rate/Sale Price</b>	Contact Broker	<b>Construction</b>	Metal
<b>Year Built</b>	1974	<b>Highway Access</b>	McIntyre to Hwy58 (1-2 Min)
		<b>Office/Warehouse</b>	25% / 75% (10,511/SF Total)

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**Mike Lindquist**  
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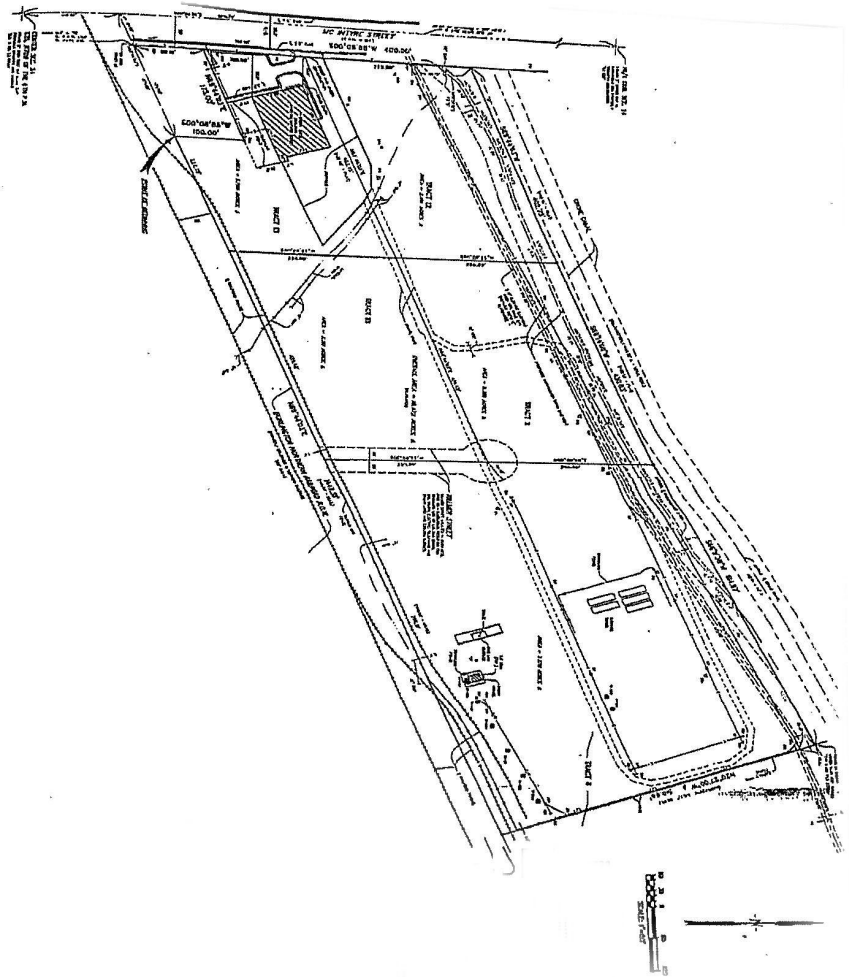


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## Survey Of Site

8.512 acres



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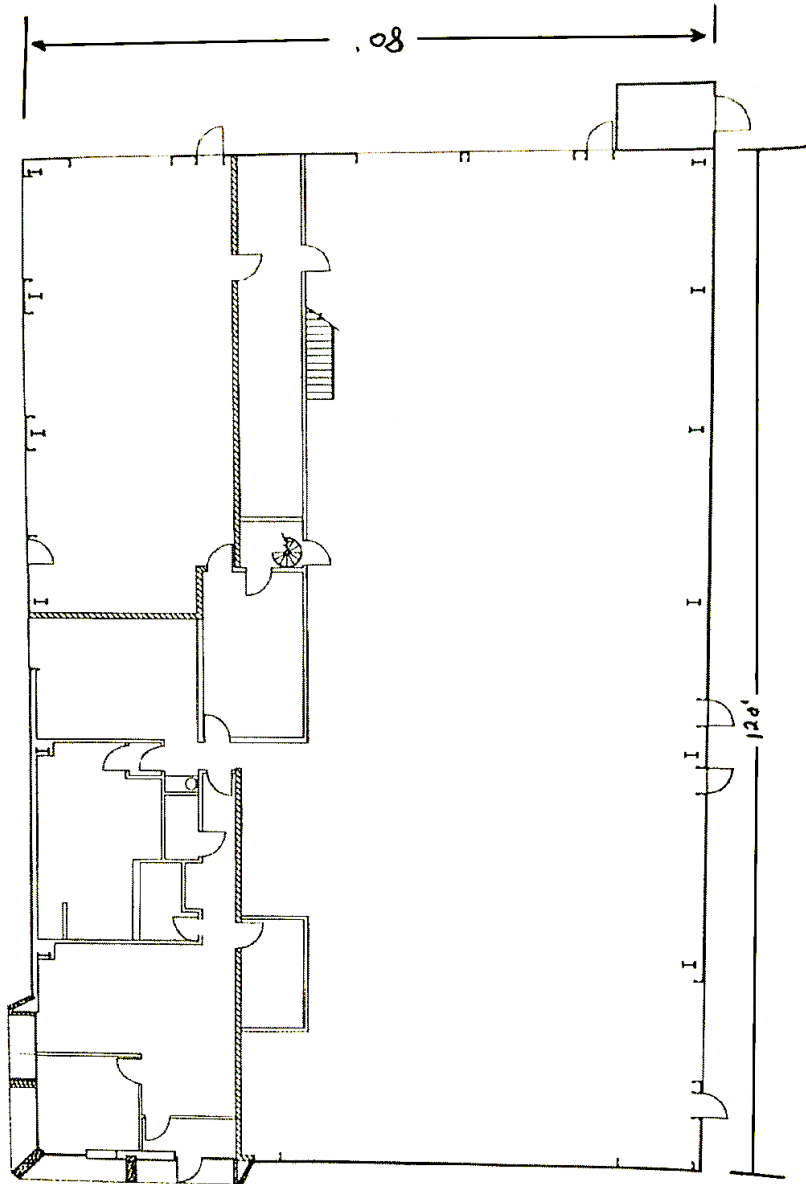
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### BUILDING "AS-BUILT"

10,511/SF



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## **Property Overview**

4476 McIntyre Street in Golden Colorado has great highway access at McIntyre Street and Highway 58. Rare Large Industrial Site (8.512 acres) with a 10,511/SF Warehouse and 2 active Rail Spurs(BNSF). Property is For Lease or For Sale (Contact Brokers for Pricing). Great user site with ability to develop as needed for user specifications. Located adjacent to Coors Brewery and Coors Technology Center.

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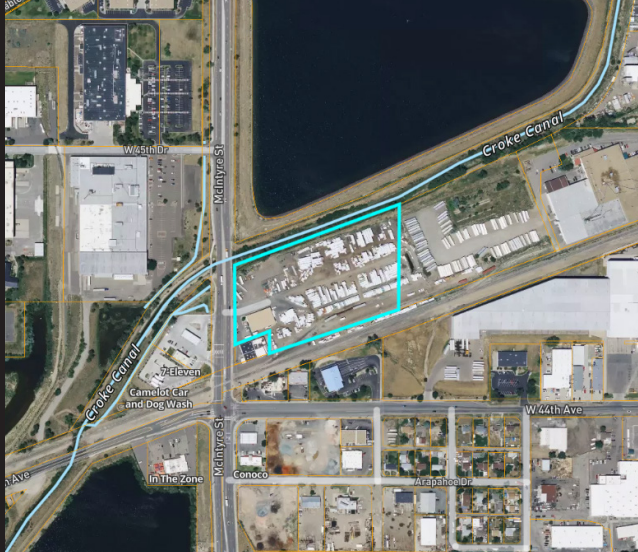
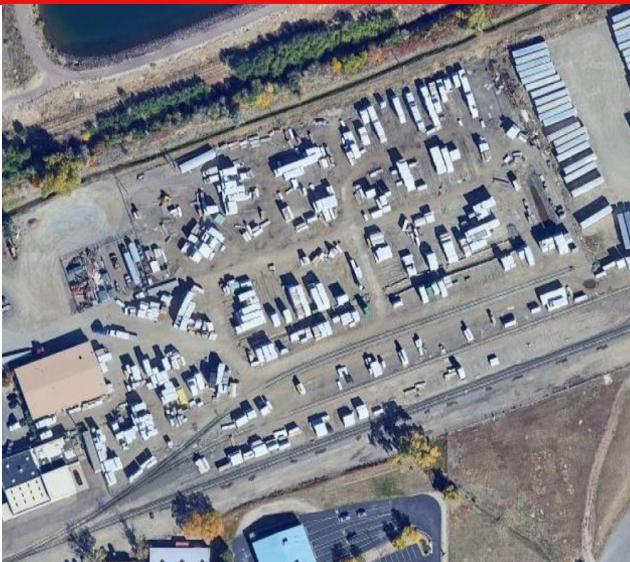


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