

# 15611

WEST 6TH AVENUE | GOLDEN, CO 80401  
UNINCORPORATED JEFFERSON COUNTY



South side facing Highway 6

## OWNER/USER INDUSTRIAL

**PRICE REDUCED** For Sale: ~~\$5,900,000~~ **\$5,600,000**  
For Lease: Inquire with Broker

15611 W. 6th Avenue, a.k.a. 655 McIntyre Street, offers the unique features of visibility to Highway 6, a high bay clear span warehouse, drive-in and dock high loading, fenced yard and ease of access to Highway 6, Highway 40 and I-70.

### PROPERTY DETAILS

Building SF	24,810 SF per County Record
Site Size	1.39 Acres
Clear Height	30' - 33'6"
Electrical	600 Amp 480 Volt 3 Phase
Loading	1 - 14' x 14' Drive-In 1 - 12' x 14' Drive-In 1 - 12' x 14' Dock High
Zoning	Jefferson County I-3
Traffic Counts	Approximately 80,000 vehicles per day on Hwy. 6

Offered Exclusively By:

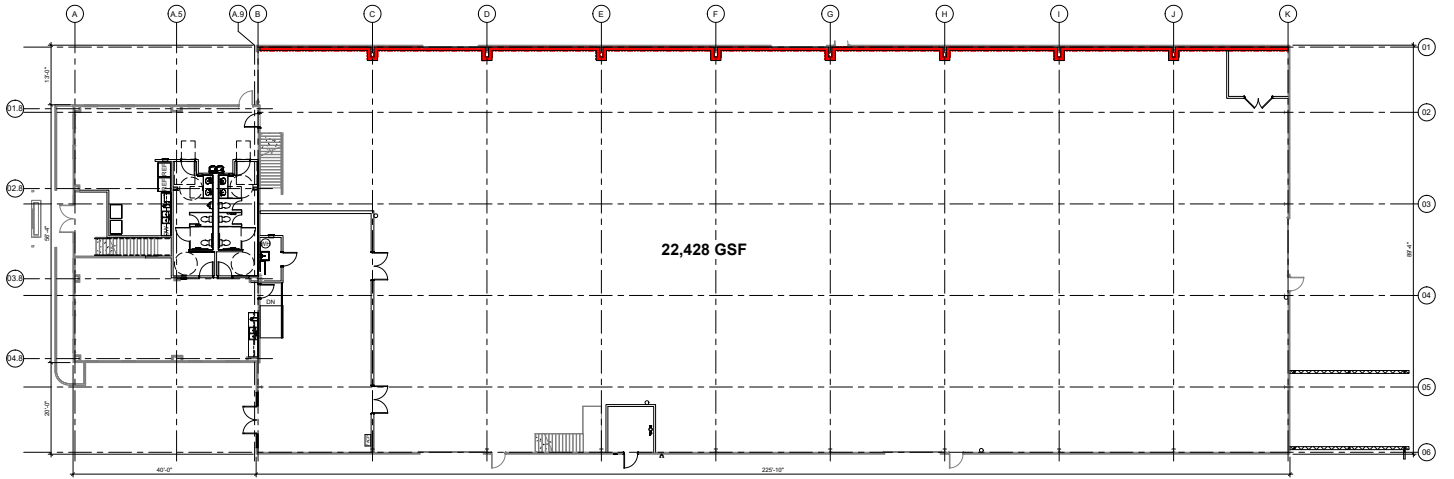
**CHRIS BALL**

Broker  
303.332.6954  
chris@ballprop.com

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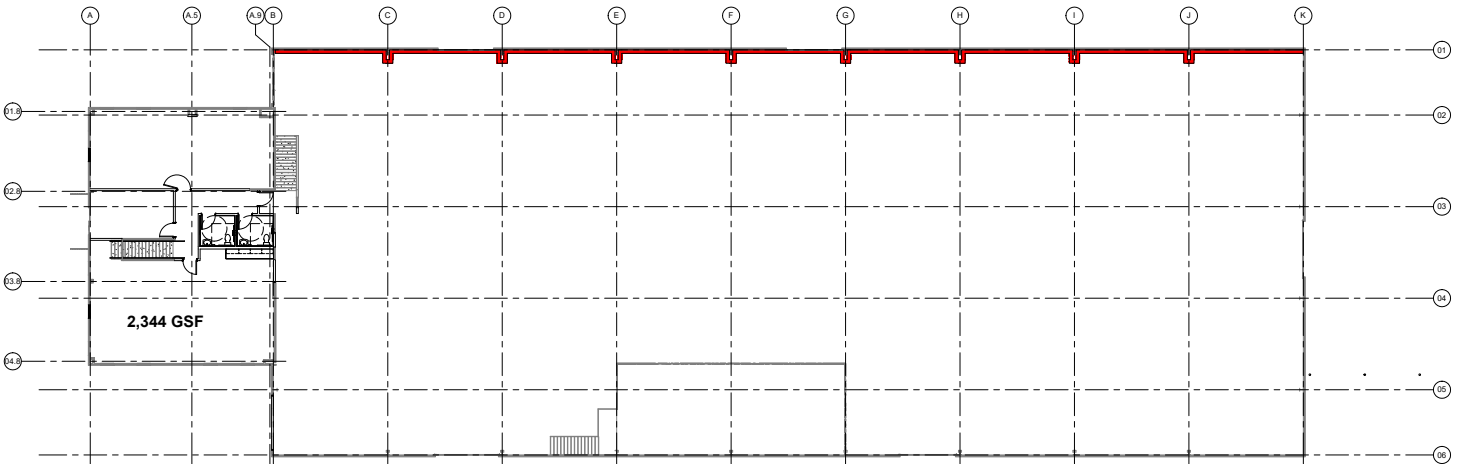
## FIRST FLOOR



1 FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

## SECOND FLOOR



2 SECOND LEVEL FLOOR PLAN

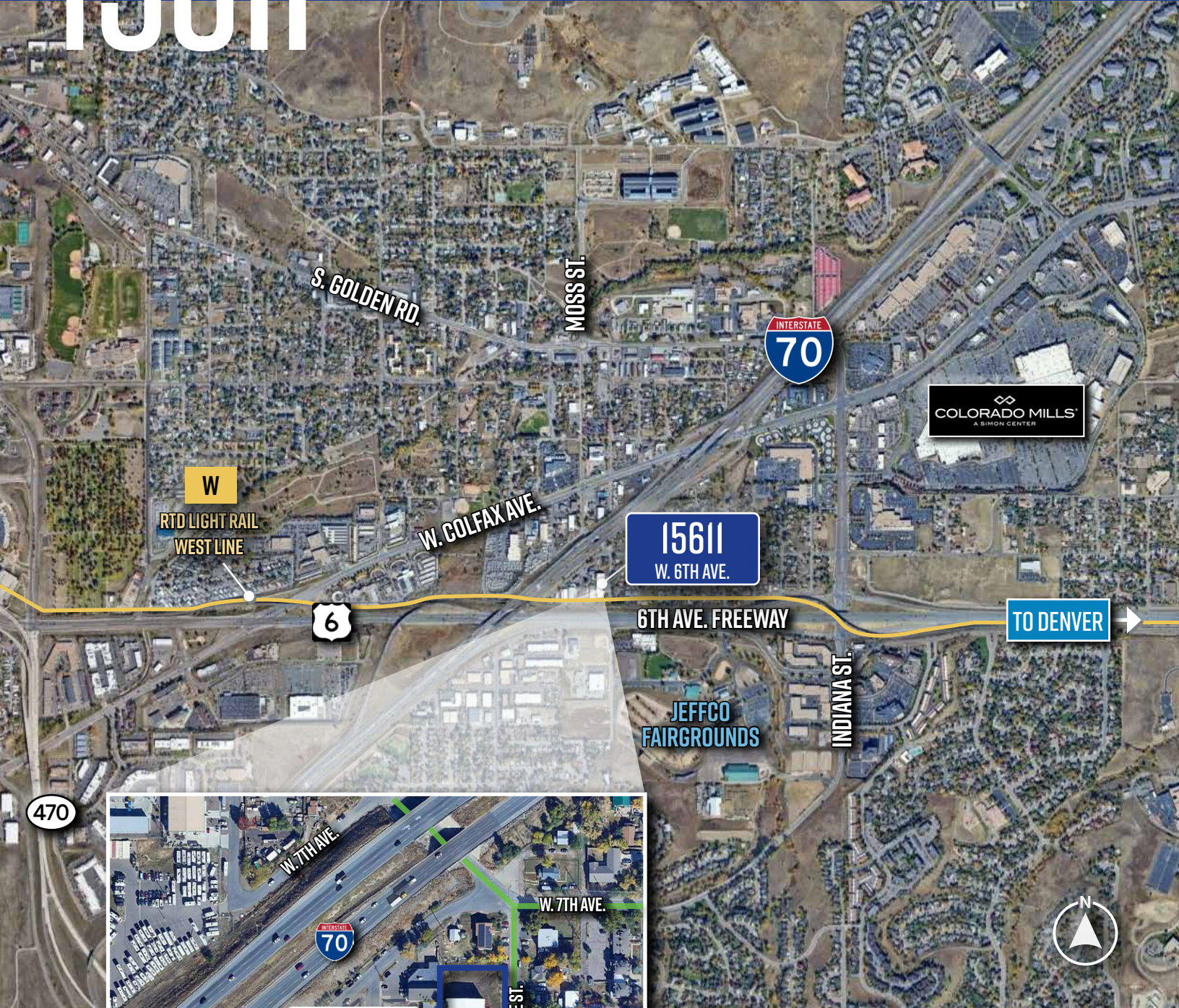
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**W**  
RTD LIGHT RAIL  
WEST LINE

**15611**  
W. 6TH AVE.

**COLORADO MILLS**  
A SIMON CENTER

**TO DENVER** →

JEFFCO  
FAIRGROUNDS

470

W. 7TH AVE.

W. 7TH AVE.

MCINTYRE ST.

**15611**  
W. 6TH AVE.



## CONTACT



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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.