

426-428 VIOLET STREET, GOLDEN, COLORADO 80401  
**SUITE 426-428 | 2,500 SF**

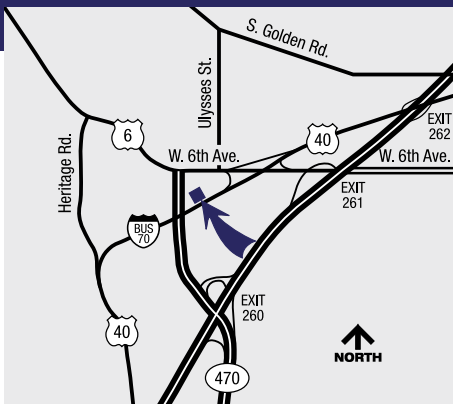


**AVAILABLE NOW**



## INDUSTRIAL SPACE WITH GREAT I-70 VISIBILITY **FOR LEASE**

6 & 40 Business Center consists of five single-story buildings with great access to C-470, I-70, Colfax Avenue and 6th Avenue.



## PROPERTY FEATURES

- Zoning: C-2
- Construction Type: Metal roof deck supported by steel bar joists
- Year Built: 1979-1985
- Clear Heights: 12'
- Parking Ratio: 2 per 1,000
- NNN Expenses (2024): \$6.45/SF
- Comcast high-speed internet

FOR MORE INFORMATION CONTACT:

**MELISSA SHEILS** | 303.408.1542 | [msheils@berkeleypartners.com](mailto:msheils@berkeleypartners.com)

[berkeleypartners.com](http://berkeleypartners.com)

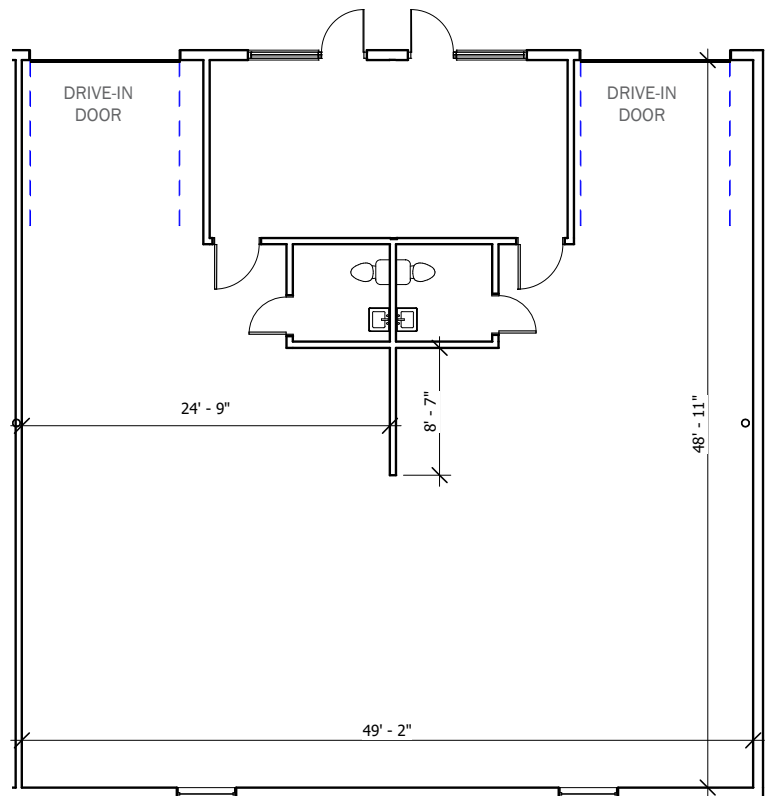
## SUITE 426-428

2,500 SF AVAILABLE

### UNIT FEATURES

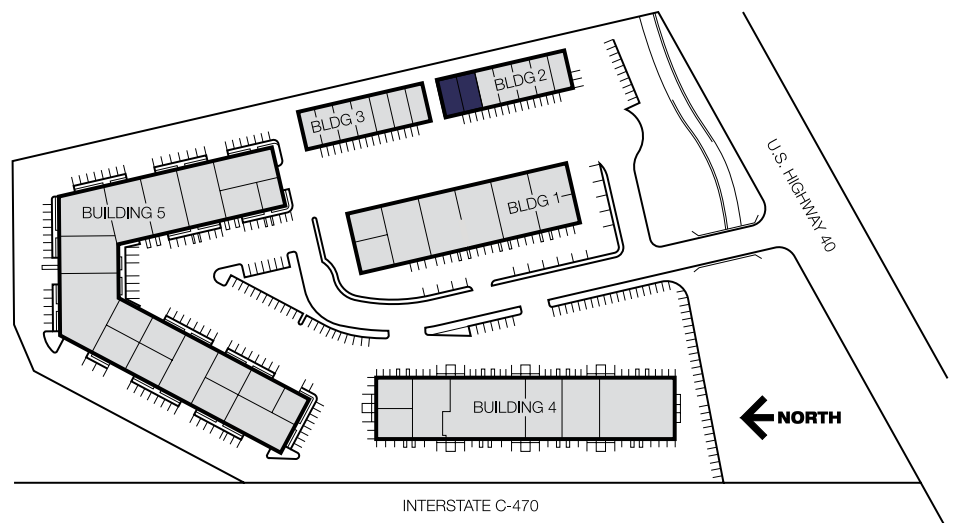
- Office Space: 325 SF
- Warehouse Space: 2,175 SF
- Clear Height: 12'
- Column Spacing: 25' x 25'
- Loading: 2 Drive-in doors (10' x 10')
- Power: 200 Amp 120/208v 3 Phase (to be verified)
- Available Now

### FLOOR PLAN



\*Plan not to scale

### SITE PLAN



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