

Rare Industrial Lots - 1.47 AC & 3.78 AC

McIntyre Street | Golden, CO 80401



OUTDOOR STORAGE PERMITTED ADACENT TO BOBCAT OF THE ROCKIES

CONTACT:

**GREG KNOTT**

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

**EARL DUFFY**

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM





## OFFERING SUMMARY

<b>Sale Price - 1.47 AC:</b>	\$1,025,000
<b>Price/SF:</b>	\$16.00/SF
<b>Taxes - 1.47 AC (2024):</b>	\$15,614.73
<b>Sale Price - 3.78 AC:</b>	\$2,300,000
<b>Price/SF:</b>	\$14.00/SF
<b>Taxes - 3.78 AC (2024):</b>	\$34,675.15
<b>Zoning (Both Lots):</b>	M-1 (Golden)
<b>Utilities (Both Lots)</b>	All Utilities to Site
<b>City/County:</b>	Golden/Jeffco
<b>Topography:</b>	Gently Sloping
<b>Major Cross Streets:</b>	1-70 & W 6th Ave.
<b>Zoning:</b>	M-1

## PROPERTY OVERVIEW

Two very rare industrial zoned properties in the city of Golden. Extremely well-located just off 6th Ave near I-70, each offering unique opportunities for development. These lots are strategically located adjacent to the large Bobcat of the Rockies service and sales center, directly adjacent to the Jefferson County Fairgrounds, and the Foothills Animal Shelter to name a few. Across the street from Camping World, The Duluth Trading Company, and the Colorado Mills Mall. The first parcel spans 1.47 acres and features excellent identity and visibility, making it an ideal choice for businesses seeking high exposure. The second, larger parcel covers 3.78 acres and serves as an excellent ancillary lot for those utilizing the northern parcel. Both parcels are zoned M-1 Industrial, allowing for office/warehouse use, assembling, and manufacturing, with outdoor storage permitted under special conditions. Positioned near the intersection of I-70 and 6th Avenue, these properties provide exceptional access to the Denver metro area and western markets, ensuring strategic connectivity for various business needs.

## PROPERTY HIGHLIGHTS

- RARE Industrial Zoned Lots in the City of Golden
- Permitted Uses by Right Include: Office/Warehouse, Manufacturing, Assembling, and Outdoor Storage (Special Use)
- Excellent Location Directly off 6th Ave & I-70
- Parcels can be sold together or separately





1.47 AC Lot



3.78 AC Lot



The following uses are permitted by right in the M1 district:

(1) Any kind of scientific research or manufacture, compounding, assembling, processing or treatment of products, and office and office/warehouse use, provided the following limitations are placed on all such uses:

(a) All such uses shall be operated entirely within a completely enclosed structure.

(b) Dust, fumes, odors, refuse matter, smoke, vapor, direct light and vibrations generated by such uses shall be confined to the structure where such use is located. Noise generated by the use shall conform to the standards in section 5.20.280.

(c) Vehicular travel and parking portions of the lot shall be paved with asphalt or concrete.

(2) Building- or pole-mounted wind turbines are permitted, including those that exceed the zone district height limit listed in section 18.28.210 by up to 15 feet measured to the top of the turbine blade or mechanism. Such use is permitted provided that all of the following standards are met:

(a) The wind turbine shall meet applicable ratings by the International Council of Building Officials (ICBO) or Underwriters Laboratory (UL).

(b) The ICBO or UL rating must indicate that the turbine will not generate noise levels in excess of 65 dB(A).

(c) Pole-mounted wind turbines shall be set back a distance no less than the combined pole and turbine height from any adjacent or nearby residentially zoned property, park, or public open space, measured to the top of the pole or turbine blade, whichever is taller, and no less than ten feet from any other property line.

(d) Any wind turbine pole shall be located a distance no less than one-half of its height from any other wind turbine pole on the same lot or parcel, said distance being required for safety purposes.

(Ord. No. 2209, § 2(Exh. F), 6-6-2023)

18.28.175 - Special uses permitted in the M1 district.

The following uses are permitted in the M1 district subject to the approval of a special use permit:

(1) Outdoor storage facilities for equipment, goods or materials.

(2) Urban farms exceeding one-half acre and up to two acres.

(Ord. No. 2209, § 2(Exh. F), 6-6-2023)









