



FLEX SPACE FOR LEASE

**5932 McIntyre Street
Golden, Colorado**

24,804 SF of Warehouse/Office

PRESENTED BY:

Bobby Bolyard

504.669.7841

BobbyB@KentwoodCommercial.com

Jim Tyler

720.620.0070

Jim@KentwoodCommercial.com

Property Details

Office Lease Rate	\$23.00/SF NNN
Warehouse Lease Rate	\$11.00/SF NNN
Opex (Est. 2025)	\$2.89/SF
Property Type	Industrial/Warehouse
Office Space Available	4,000-12,402 SF
Warehouse Space Available	4,000-12,402 SF
Zoning	I-3
Dock High Doors	Two
Drive In Doors	Two
Clear Height	12 FT
Power	400 Amp / 220 Service
Parking	Surface Lot

LEASE HIGHLIGHTS

- **NEWER OFFICE BUILDOUT:** Comprised of a reception area, open work space, private offices, conference and huddle rooms and outside patio.
- **WAREHOUSE FEATURES:** Two drive-ins and two dock highs.
- **FURNITURE/FIXTURES:** Negotiable for Tenant.
- **YARD SPACE:** Yard space or additional parking available.
- **FANTASTIC LOCATION:** Located in Golden just minutes from I-70, Hwy 93 and Hwy 6.

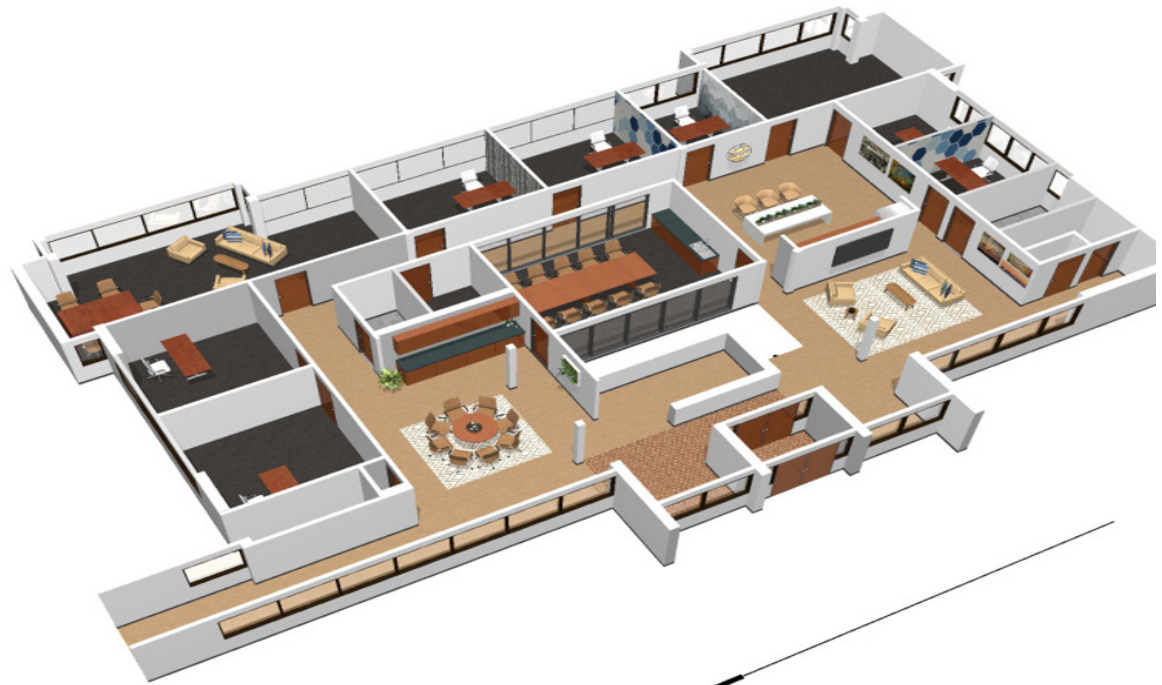
WAREHOUSE PHOTOS



OFFICE PHOTOS



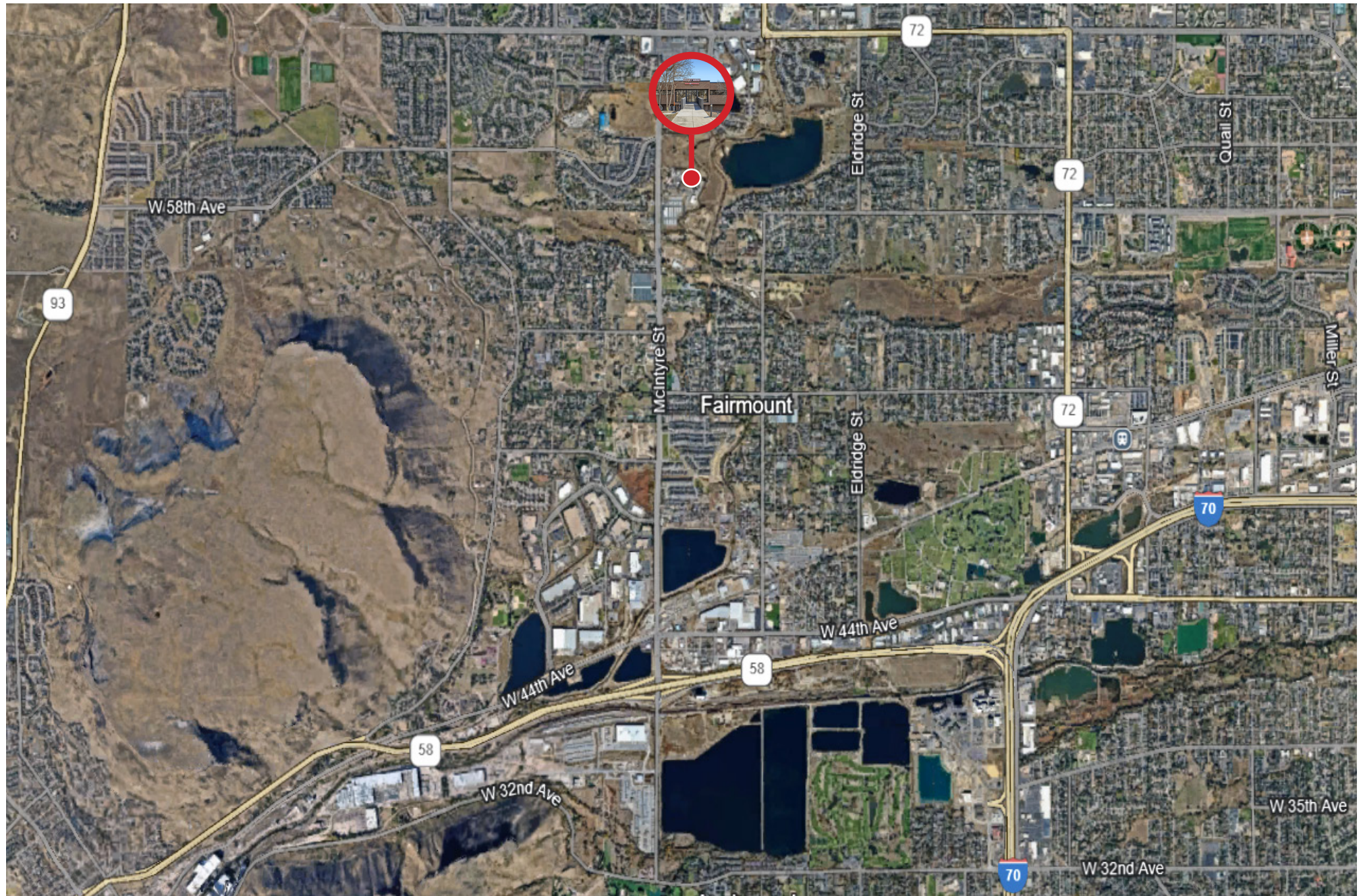
OFFICE LAYOUT



— EXTERIOR PHOTOS —



PROPERTY LOCATION





Kentwood

Commercial

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Bobby Bolyard
Commercial Advisor

504.669.7841
BobbyB@KentwoodCommercial.com



Jim Tyler
Senior Commercial Advisor

720.620.0070
Jim@KentwoodCommercial.com