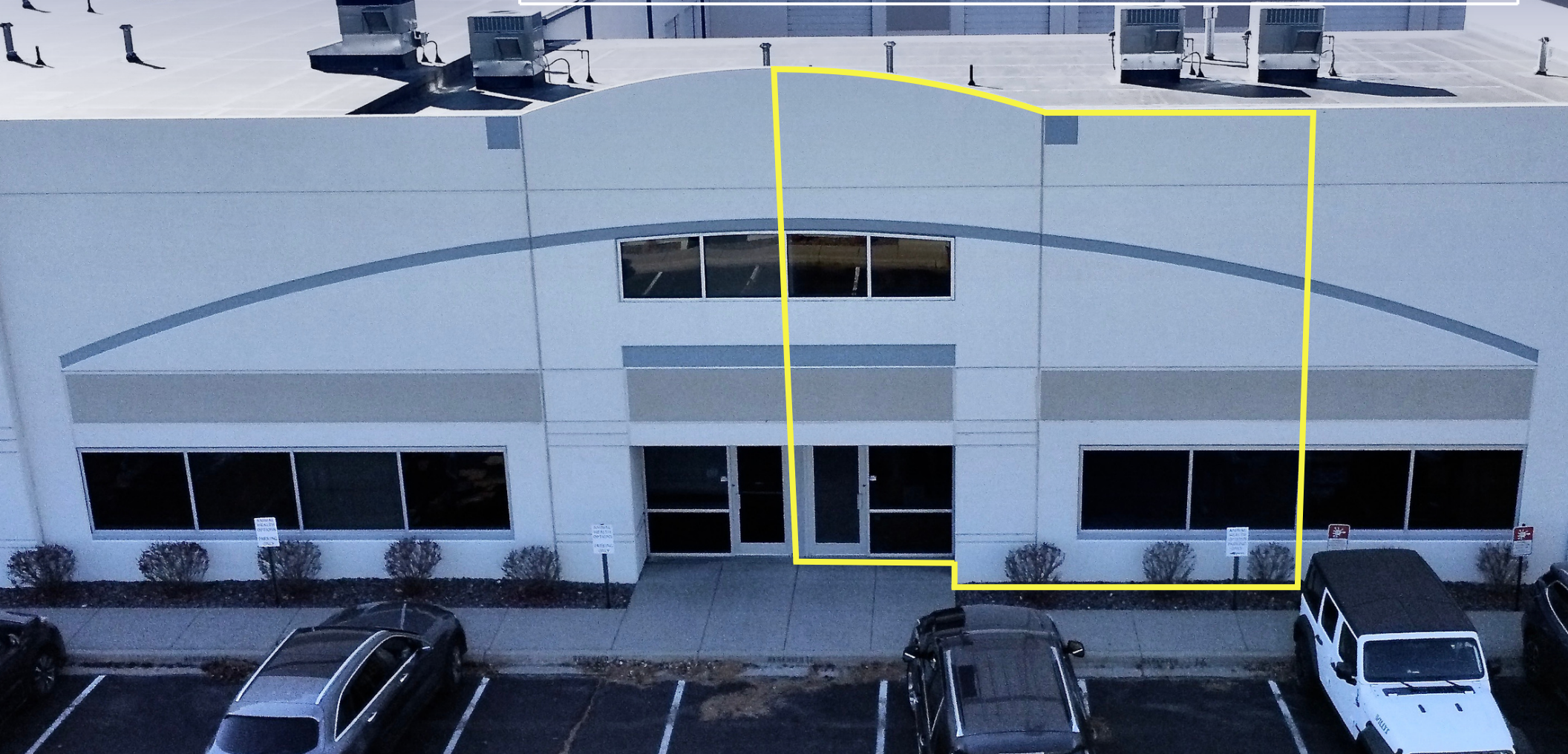


FOR SALE

\$625,000 | 2,190 SF

13401 W 43RD DR, SUITE #16
GOLDEN, CO 80403



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

WADE WILSON

Senior Broker

O. 720.843.1330 Ext. 100

C. 720.326.2023

E. Wade@DigbyCommercial.com

TANNER DIGBY, SIOR

President

O. 720.843.1330 Ext. 104

C. 720.402.7578

E. Tanner@DigbyCommercial.com

PROPERTY INFORMATION

13401 W 43RD DR, SUITE #16
GOLDEN, CO 80403

SALE PRICE	\$625,000
UNIT SIZE	2,190 SF
OFFICE	1,352 SF
WAREHOUSE	838 SF
CLEAR HEIGHT	19'
LOADING	1 Drive In (12'x14')
POWER	220v (200 amp) TBV
ZONING	PID (Wheat Ridge)
TAXES	\$12,595.94



PROPERTY HIGHLIGHTS

- Unique, clean, and affordable unit.
- Customizable floor plan.
- Ability to add more warehouse space.
- High clearance with oversized drive-in door.
- Prime Denver West location.
- Easy access to I-70 and CO-58.



AERIAL PHOTO

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PROPERTY PHOTOS

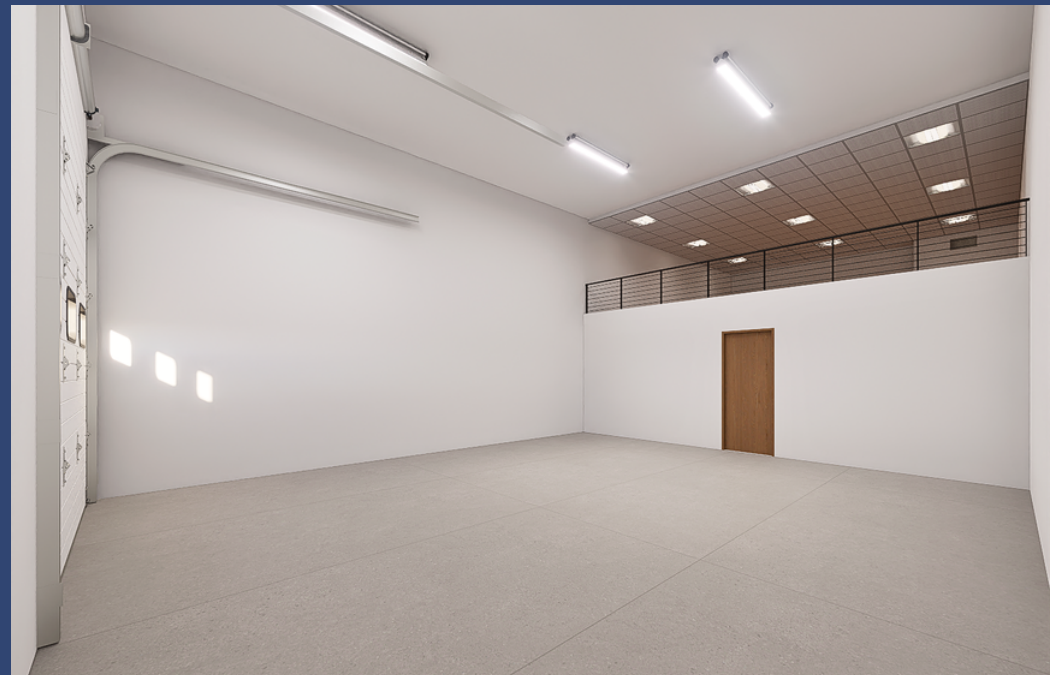
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RENDERINGS

POTENTIAL WAREHOUSE
CONFIGURATION. TBV.

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LOCATION MAP

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