



HIGH CLEAR WAREHOUSE & AMPLE OFFICE W/2+ ACRE YARD
 IN GOLDEN

410 ORCHARD ST
 GOLDEN, CO 80401

Property Features

Property Summary

- Prime Golden Location - Conveniently located directly off the I-70 & 6th Ave intersection with quick access to the entire West Metro Area and Downtown Denver
- True IOS Opportunity - Over 2 Acres of dedicated storage land
- Flexible Infrastructure - Ample office space in Building 1 paired with high-clear warehouse in Building 2
- Functional Amenities - Multiple sized drive-in doors, yard power stations, and on-site diesel tank
- Secure Space - Fully fenced and gated site providing controlled access
- User or Investor Appeal - Ideal for contractors, service users, fleet operators, materials storage/sales, or industrial investors

Sale Price	Contact Broker
Lease Rate	\$24/SF NNN
NNN Est	TBD
Building 1 Size	9,691 SF (Office + Warehouse)
Building 2 Size	6,000 SF (Warehouse)
Land Size	128,096 SF (2.91 AC)
Zoning	M-1 (CITY OF GOLDEN) (Non-Conforming Use Allowance for IOS)
Loading	One (1) 8' x 8' One (1) 8' x 11.5' One (1) 9' x 11.5' Two (2) 14' x 14'
Clear Height	Building 1 - 10.5' - 13' Building 2 - 21'
Power	550 Amp; 3-Phase
Sprinklered	No
YOC	1970
Taxes (2025)	\$59,055

For more information:



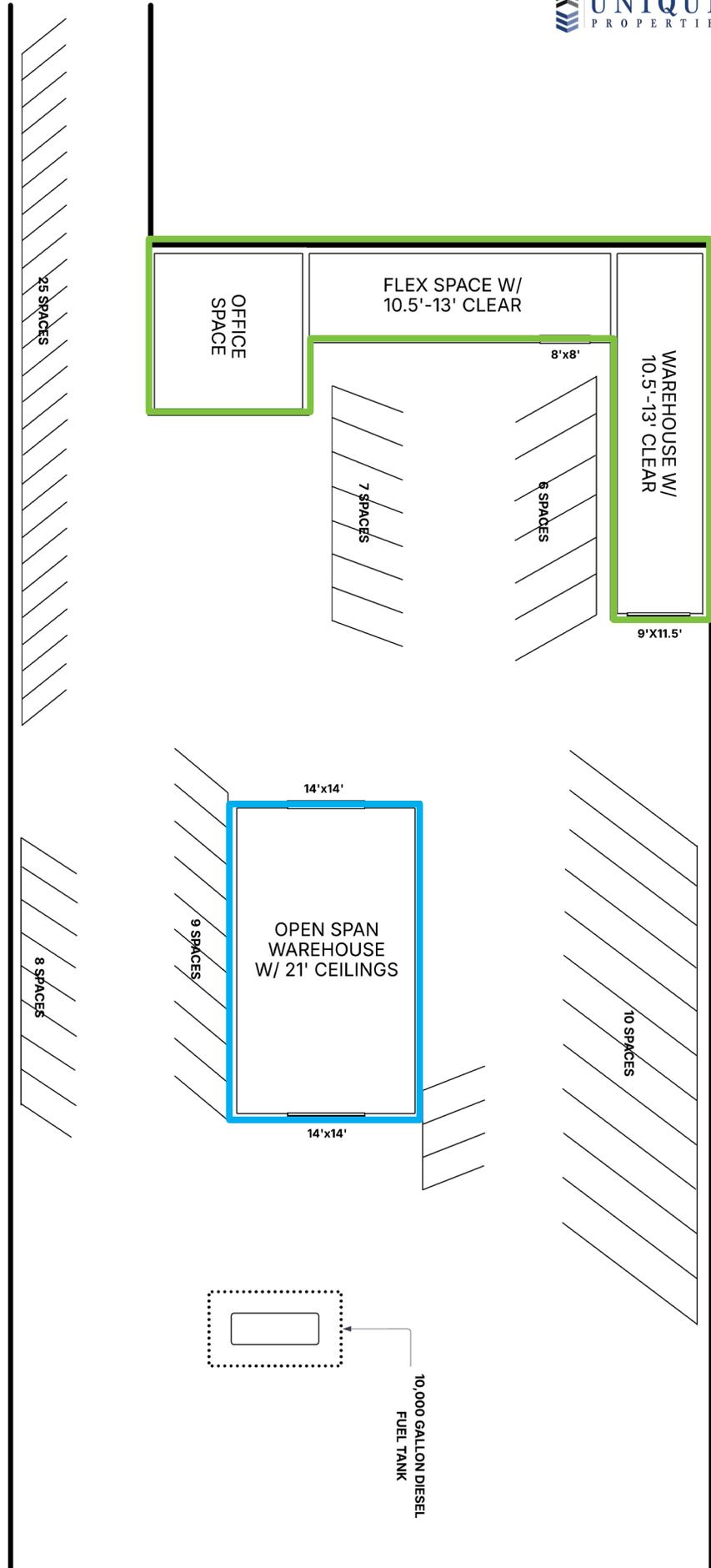
Michael DeSantis
 Vice President
 303.512.1194
 mdesantis@uniqueprop.com

Brett MacDougall
 Vice President
 303.512.2736
 bmacdougall@uniqueprop.com

Jonah Duran
 Broker Associate
 970.294.5599
 jduran@uniqueprop.com

410 ORCHARD ST

SITEPLAN



BUILDING 1: 9,691 SF
 COMPRISED OF OFFICE, FLEX AND
 WAREHOUSE

BUILDING 2: 6,000 SF
 COMPRISED OF WAREHOUSE
 AND 10% OFFICE

**+/- 40 PLUG-IN CHARGING STATIONS
 THROUGHOUT THE YARD**

(BLOCK HEATERS/CORE PLUG-INS)



BUILDING 1 - OFFICE SPACE



BUILDING 1 - FLEX SPACE - CAN BE OFFICE OR WAREHOUSE



BUILDING 1 - WAREHOUSE



BUILDING 2 - WAREHOUSE



BUILDING 2 - INTERIOR WAREHOUSE



YARD AREA - DIESEL TANK

410 ORCHARD ST

GOLDEN, CO

Unique Properties
 400 S Broadway | Denver, CO 80209
 303.321.5888 | UNIQUEPROP.COM



For more information:



Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com

Jonah Duran

Broker Associate

970.294.5599

jduran@uniqueprop.com