

1260

BRICKYARD ROAD, UNIT 106-107 | GOLDEN, CO 80403



INDUSTRIAL & FLEX SPACE

Individual Units or Combined

For Lease | $\pm 3,920 - 7,841$ SF

Lease Rate: \$14/SF NNN | Operating Expenses: \$5.94/SF

1260 Brickyard is located in the Canyon View Business Park in North Golden off Highway 93. The location provides ease of access to Denver, Boulder and the Rocky Mountains. This attractive building is very functional and flexible. Clerestory windows provides terrific natural light. Hike or bike at three Jeffco Open Space parks within one mile. Retail amenities are a short walk, pedal or drive. Energy-efficient newer construction.

- Units are open floorplan shop or automotive space with mezzanine for storage or office
- Year of Construction: 2021
- Clear Height: 26'
- Drive in Doors: (4) 14' x 14'
- 2 electric meters of 120/240 volt 3 phase 225 amps each
- 2 entries with storefront glass
- 2 bathrooms (shower ready)
- Fire Sprinkler
- LED Lights
- Radiant Heat
- EV Chargers
- Parking: In front of unit or on street

Offered Exclusively By:

CHRIS BALL

Broker

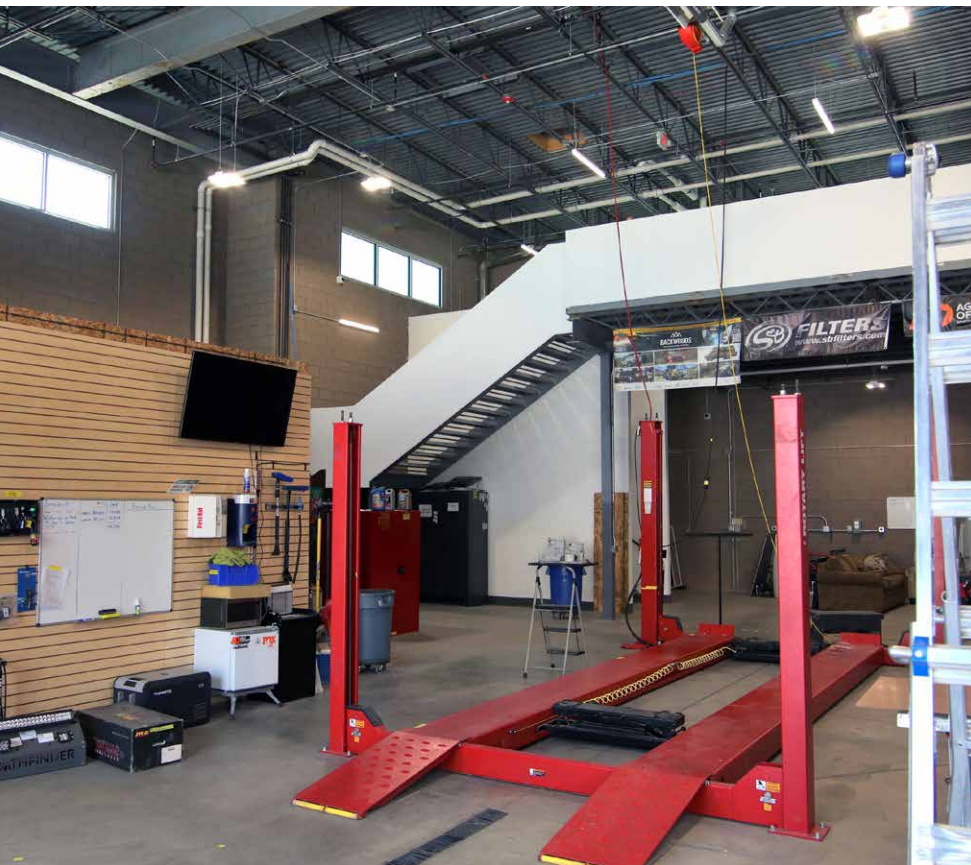
303.332.6954

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Ball Properties West, LLC

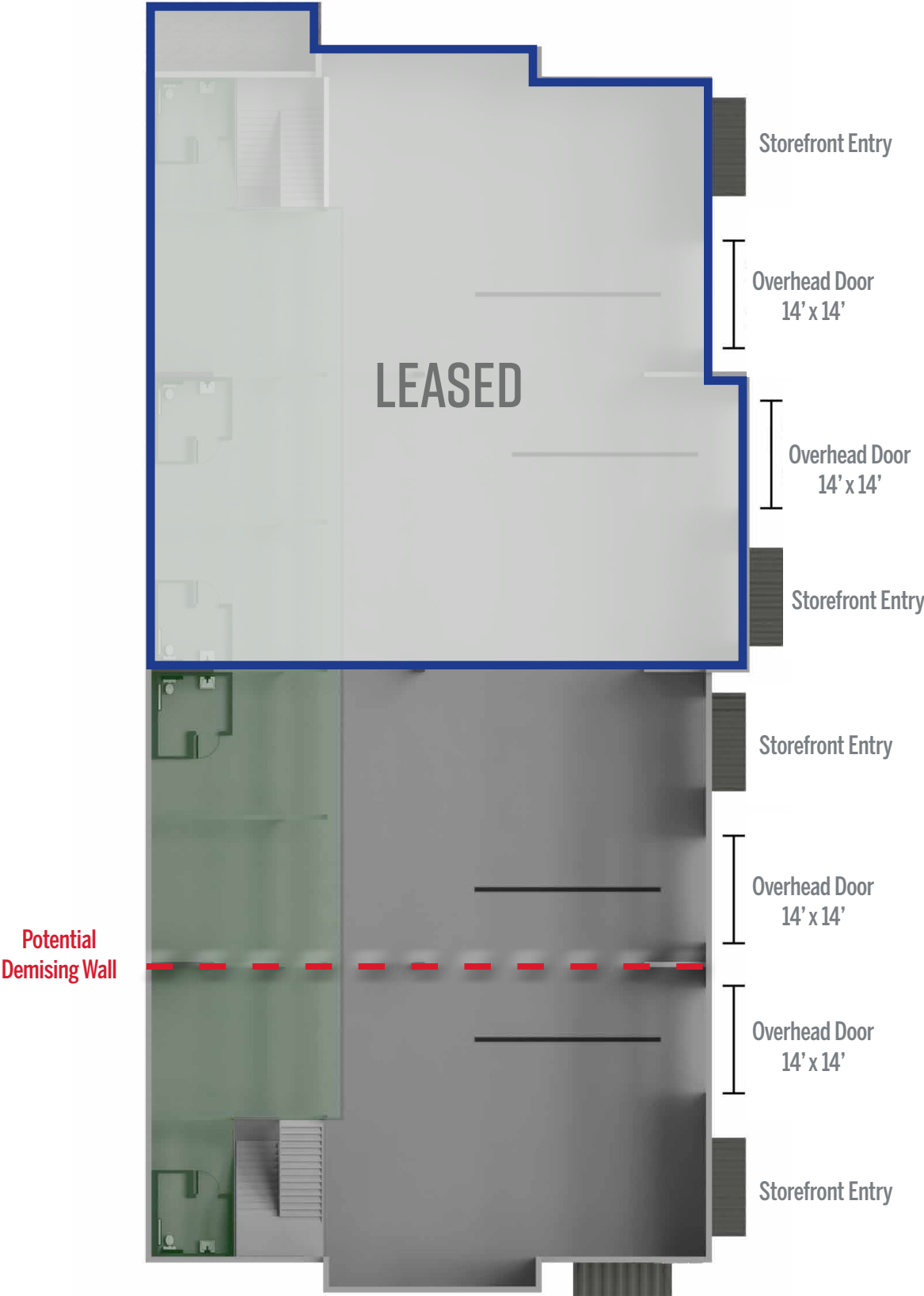
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BRICKYARD ROAD, UNIT 106-107





FLOORPLAN



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CONTACT



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