

525 VIOLET STREET, GOLDEN, COLORADO 80401
SUITE 525 | 6,676 SF

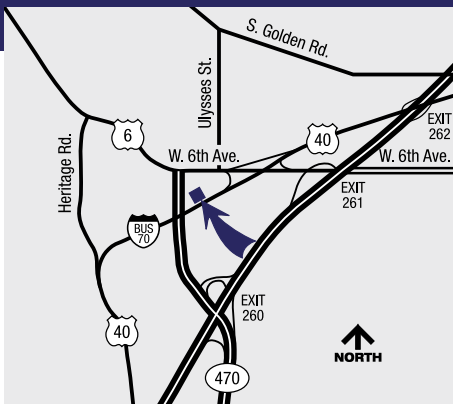


6&40 BUSINESS CENTER



INDUSTRIAL SPACE WITH GREAT I-70 VISIBILITY **FOR LEASE**

6 & 40 Business Center consists of five single-story buildings with great access to C-470, I-70 Colfax Avenue and 6th Avenue.



PROPERTY FEATURES

- Zoning: C-2
- Construction Type: Metal roof deck supported by steel bar joists
- Year Built: 1979-1985
- Clear Heights: 16' (to be verified)
- Parking Ratio: 2 per 1,000
- NNN Expenses (2025): \$7.45/SF
- Comcast high-speed internet

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

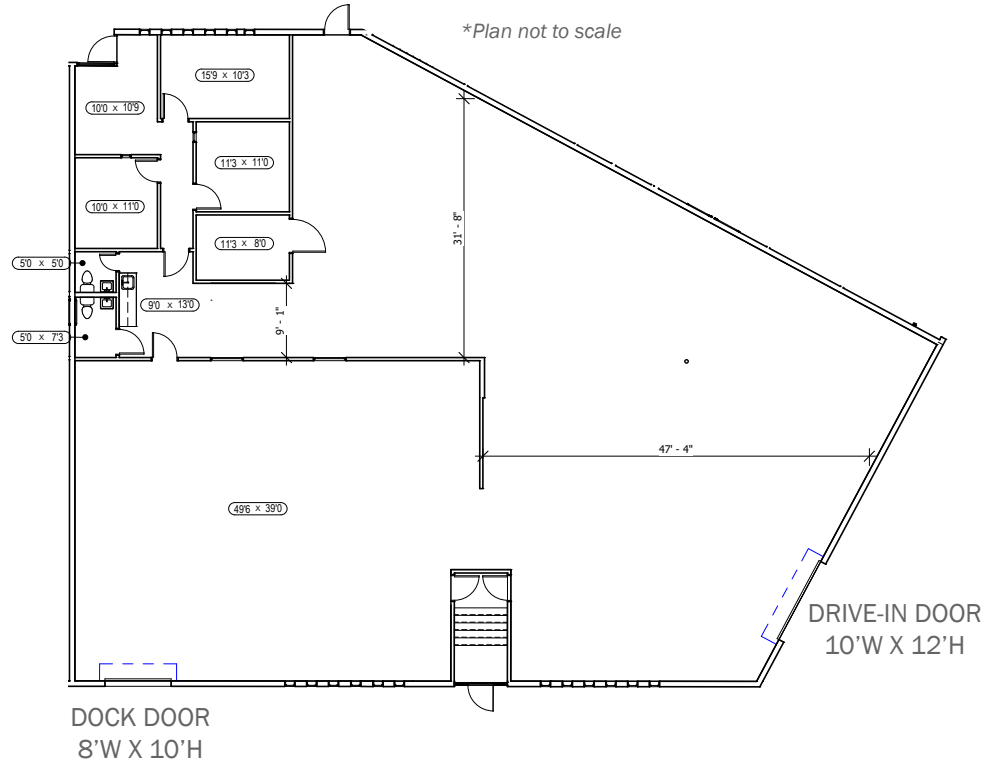
SUITE 525

6,676 SF AVAILABLE

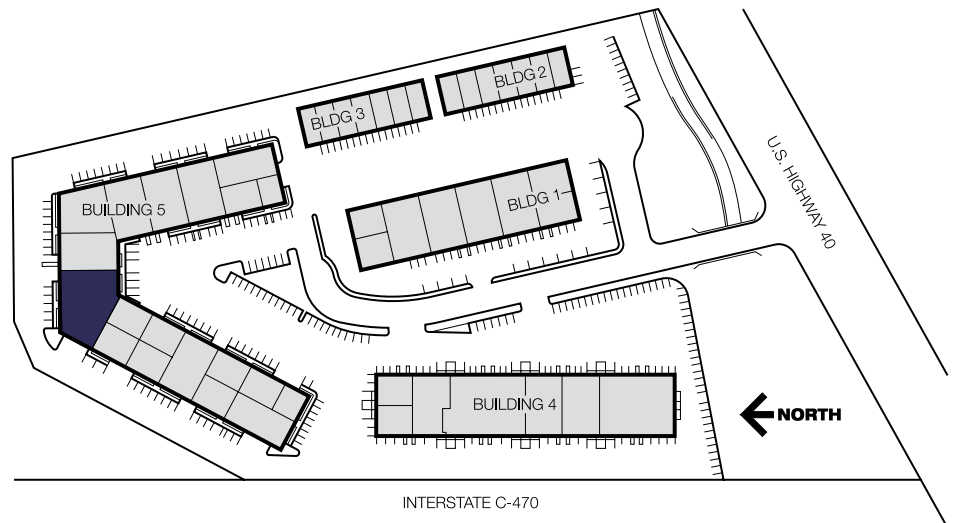
UNIT FEATURES

- Office Space: 781 SF
- Warehouse Space: 5,894 SF
- Clear Height: 12'
- Loading:
 - 1 Dock-high door (8'X 10')
 - 1 Drive-in door (10'X 12')
- Heavy Power: (3) 200amps 240v
3-Phase (to be verified)
- Available Now

FLOOR PLAN



SITE PLAN



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