

**616 MOSS STREET**

**GOLDEN 80401**



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## Specifications

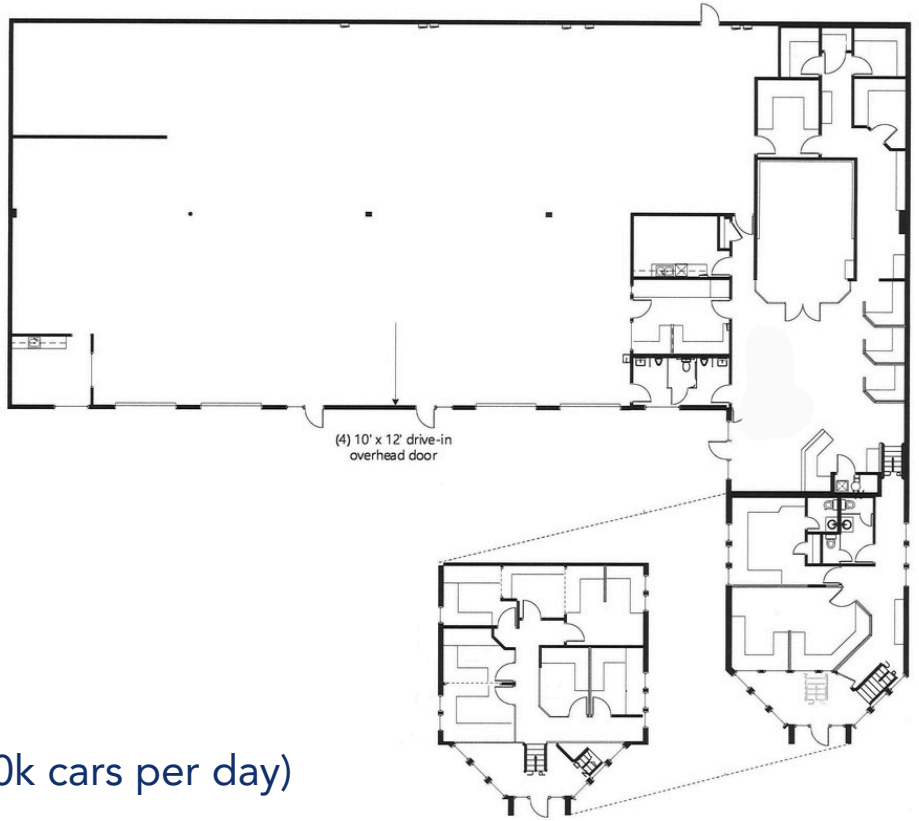
Available SF: 12,266 sf  
Office SF: 4,837 sf  
W/H SF: 7,429 sf

Lease Rate: \$14.50/sf NNN  
NNN's: \$4.17/sf  
Monthly Rent: \$19,083.86  
Term: 5 - 10 Years  
Available: 2/1/2025

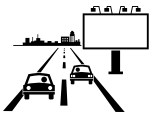
Configuration: 60% Warehouse  
Clear: 12'6"  
Power: TBV  
Zoning: I-1 Unincorporated  
Jefferson County  
Loading: 4 Drive-In Doors (10x12)



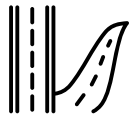
# IMAGES & FLOOR PLAN



## Property Summation



6th Avenue Signage (80k cars per day)



Convenient access to I-70/6th Ave/C-470



Approved Outside Storage



Drive In Loading Doors (x4)



Abundant Food & Retail Options



Ideal Corporate Headquarters



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GENESEECOMMERCIAL GROUP, LLC