



CRANE-SERVED INDUSTRIAL / FLEX FACILITY
600 Corporate Circle, Suite H

Golden, Colorado 80401

10,300 SF | 16' Clear | 2 Drive-In | 2 Dock High

Bridge Crane • Heavy Power • Racking • Air Compressor Available

A move-in ready industrial/flex facility in Golden, Colorado.

This 10,300 SF facility combines a substantial office buildout with a highly functional warehouse area, loading capacity, multi-voltage power, crane infrastructure, compressed air, and existing storage racking. The offering is well suited for manufacturing, industrial service, automation, assembly, engineering, and technical operations that benefit from existing infrastructure and a West Denver / Golden location.

10,300 SF

Total Facility

3,370 SF

Office Area

6,930 SF

Warehouse Area

16'

Clear Height

2

Drive-In Doors

2

Dock High Doors

Lease Information

Lease Rate: \$13.50/SF/YR NNN

CAM: \$7.30/SF/YR

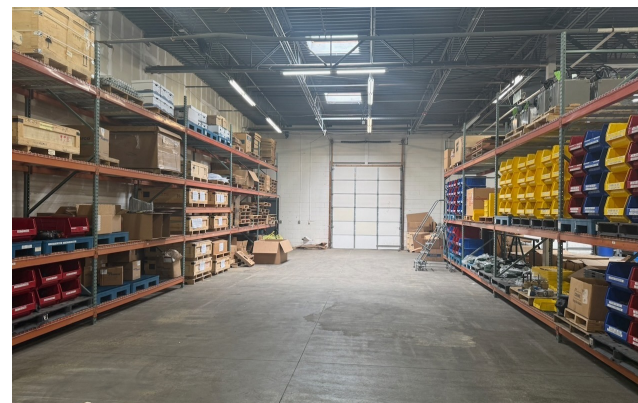
Lease Expiration: July 31, 2029

Escalations: 3% annually in Years 2 and 3



Building Specifications & Available Infrastructure

Total Area	10,300 SF
Office Area	3,370 SF
Warehouse Area	6,930 SF
Clear Height	16' warehouse
Loading	2 drive-in doors; 2 dock high doors
Power	460V/3PH/60Hz; 230V/3PH/60Hz; 230V/1PH/60Hz; 120V/1PH
Available Assets	Bridge crane, Gardner Denver air compressor, warehouse racking, office furniture
Availability	Sublease through July 31, 2029



Multi-voltage power distribution

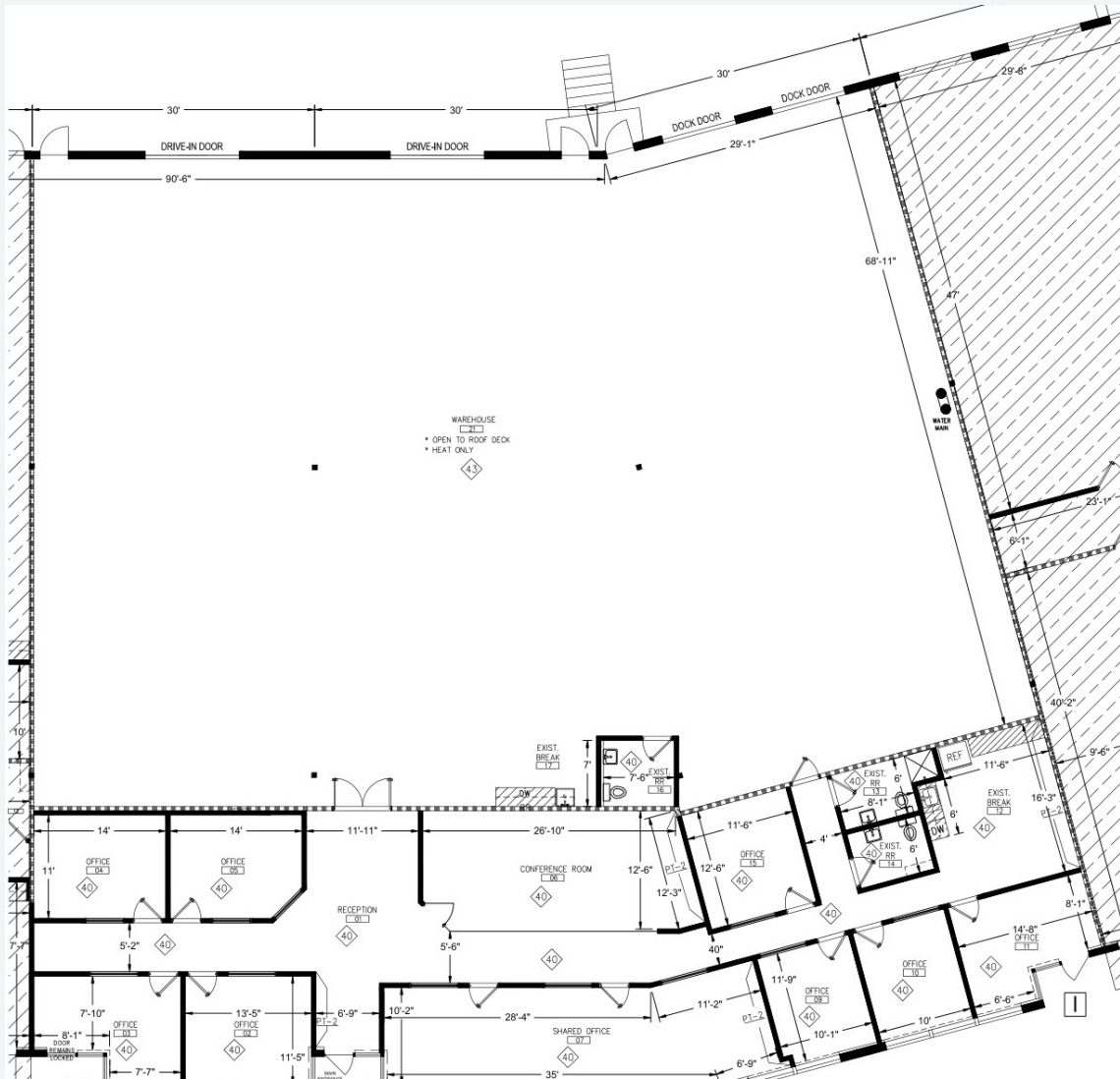


Gardner Denver air compressor

Infrastructure that reduces move-in cost

The bridge crane, compressed air system, warehouse racking, and office furniture are available for purchase or lease, providing an incoming tenant the opportunity to accelerate occupancy and reduce upfront installation costs.

Floor Plan



Space Allocation

Total: 10,300 SF

Office: 3,370 SF

Warehouse: 6,930 SF

KEY NOTES

- 40 PROVIDE (2) NEW COATS OF BLDG. STD. PAINT THROUGHOUT. PROVIDE AN ALLOWANCE FOR (2) ACCENT PAINT COLORS, TYPICAL. ALL WALLS REQUIRE PRIMER. PAINT TO BE EGG SHELL FINISH, EXCEPT FOR IN EXISTING RESTROOMS - PAINT TO BE SEMI GLOSS, TYPICAL.
- 43 WAREHOUSE 21 IS NOT PAINTED. NO WALL BASE IN WAREHOUSE 21.

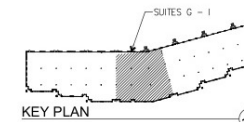
FINISH SPECIFICATIONS

PAINT - EGG SHELL (SEMI-GLOSS FINISH IN RESTROOMS)

PT-1 (FIELD COLOR THROUGHOUT, U.O.N.)
MFG: BEHR
COLOR: WRITING PAPER S310-1

PT-2 (ACCENT - SEE PLAN)
MFG: BEHR
COLOR: JACKFRUIT PPUG-07

FOR CONSTRUCTION



** NOTE - ALL SUBCONTRACTORS RESPONSIBLE FOR VERIFYING MEASUREMENTS/ EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHOULD BE REPORTED TO OWNERSHIP/PROJECT MANAGER IMMEDIATELY. **

PAINT SCHEDULE	OFFICE:	WAREHOUSE:	TOTAL:
	3,370 SF	6,930 SF	10,300 SF

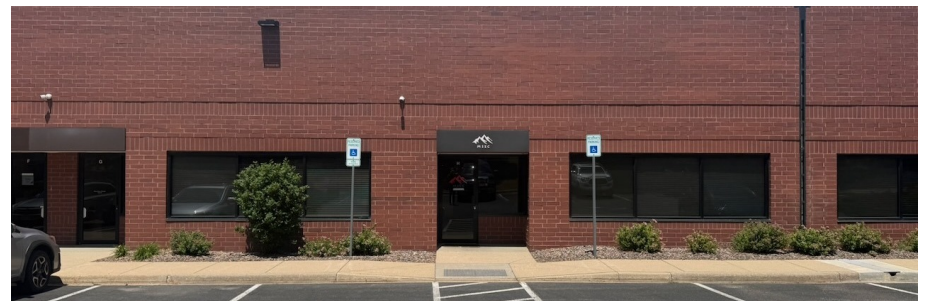
MSEC	SUITES G-1	600 CORPORATE CIRCLE, GOLDEN, COLORADO 80401
JOHN	ARCHITECT	1000 14TH AVENUE, SUITE 1000, GOLDEN, CO 80401

Office Environment



Office Features

- Glass conference room
- Multiple private offices
- Shared/open workspace areas
- Break room / kitchen area
- Natural light throughout
- Office furniture available for purchase or lease



Warehouse & Loading



Warehouse Features

- Crane-served warehouse area
- Existing storage racking
- 2 drive-in doors
- 2 dock high doors
- 16' clear height
- Flexible production, storage, assembly, and service layout

Golden / Denver West Industrial Corridor

Located in the Corporate Circle business park in Golden, Colorado, the facility offers access to West Denver, Boulder County, Highway 93, I-70, Highway 6, C-470, and the greater Front Range industrial corridor.

Ideal User Profiles

Automation & controls integrators

Manufacturing and assembly

Industrial service companies

Engineering and equipment firms

Energy services

Aerospace and technical suppliers

Distribution and parts storage

Pump, valve, and instrumentation firms





For Additional Information or Tours

Patrick Bryant

MSEC

303-883-7711

psb@msecinc.com

600 Corporate Circle, Suite H
Golden, CO 80401



[View LoopNet Listing](#)