



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

**410 ORCHARD ST**  
GOLDEN, CO 80401

### 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

### Property Features

<b>Sale Price</b>	Contact Broker
<b>Lease Rate</b>	\$24/SF NNN
<b>Taxes &amp; Insurance</b>	\$4.77/SF
<b>Building 1 Size</b>	9,691 SF (Office + Warehouse)
<b>Building 2 Size</b>	6,000 SF (Warehouse)
<b>Land Size</b>	128,096 SF (2.91 AC)
<b>Zoning</b>	<b>M-1 (CITY OF GOLDEN)</b> (Non-Conforming Use Allowance for IOS)
<b>Loading</b>	One (1) 8' x 8' One (1) 8' x 11.5' One (1) 9' x 11.5' Two (2) 14' x 14'
<b>Clear Height</b>	Building 1 - 10.5' - 13' Building 2 - 21'
<b>Power</b>	550 Amp; 3-Phase
<b>Sprinklered</b>	No
<b>YOC</b>	1970
<b>Taxes (2025)</b>	\$59,055

\*CAM/Maintenance: Negotiable  
\*Utilities: Paid Directly by Tenant

For more information:



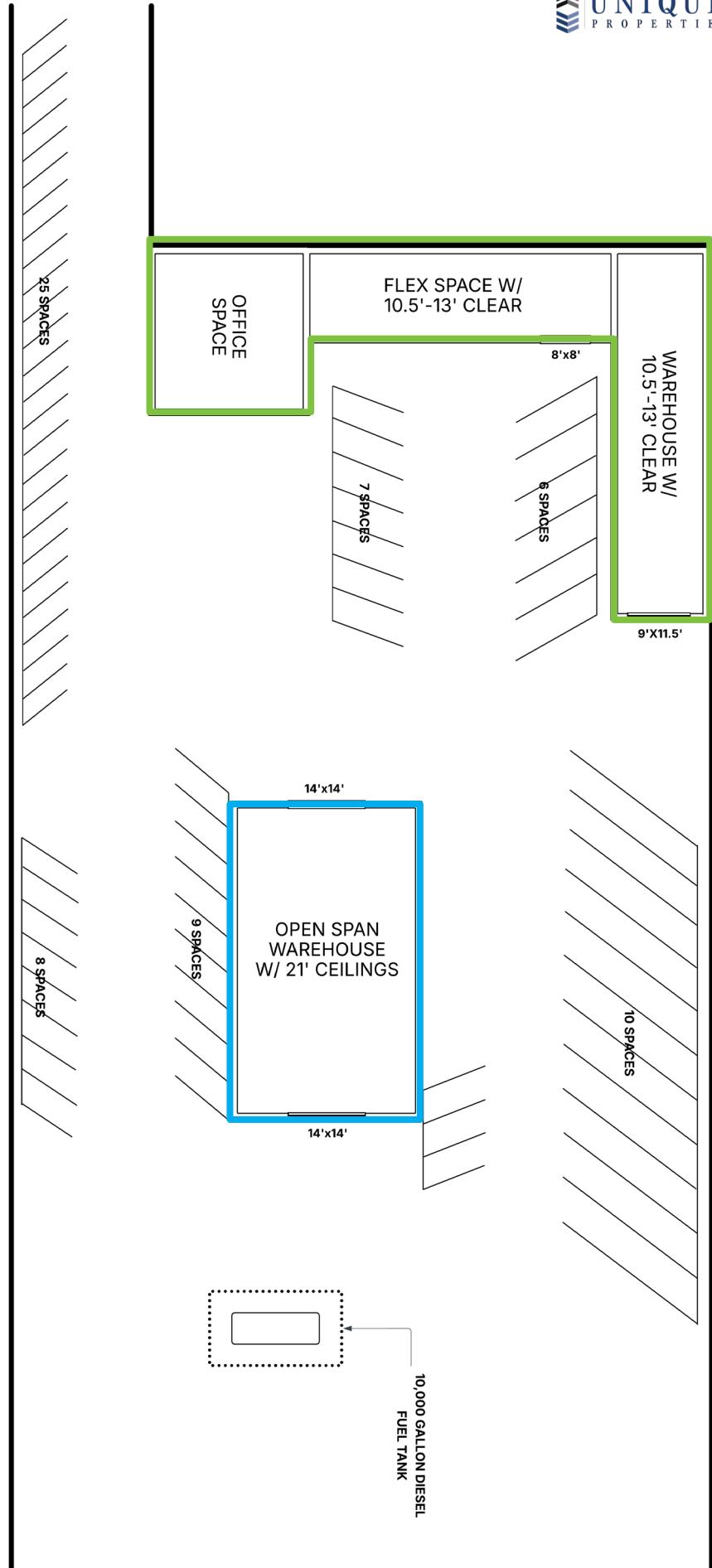
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# 410 ORCHARD ST

## 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

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For more information:



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