

**FOR SALE**

**13401 W 43<sup>RD</sup> DR, SUITE 16**

**\$625,000 | 2,190 SF**

**GOLDEN, CO 80403**



720.843.1330 | [www.DigbyCommercial.com](http://www.DigbyCommercial.com)  
DISTINGUISHED. DRIVEN. DEPENDABLE.

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# PROPERTY INFORMATION

13401 W 43<sup>RD</sup> DR, SUITE #16  
GOLDEN, CO 80403



SALE PRICE	\$625,000
UNIT SIZE	2,190 SF
OFFICE	1,352 SF
WAREHOUSE	838 SF
CLEAR HEIGHT	19'
LOADING	1 Drive In (12'x14')
POWER	3P   400A (TBV)
ZONING	P-D (Wheat Ridge)
TAXES	\$12,595.94



# PROPERTY HIGHLIGHTS

- Unique, clean, and affordable unit
- Customizable floor plan
- Ability to add more warehouse space
- High clearance with oversized drive-in door
- Prime Denver West location
- Easy access to I-70 and CO-58

AERIAL PHOTO

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# PROPERTY PHOTOS

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# RENDERINGS

POTENTIAL WAREHOUSE  
CONFIGURATION. TBV.

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# LOCATION MAP

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