



SMALL BAY INDUSTRIAL SPACE FOR LEASE

13201 W 43rd Drive, Golden, CO 80403

Available Space: 1,250 SF to 3,500 SF
Lease Rate: \$20.75/SF to \$22.00/SF NNN



HENRY GROUP
REAL ESTATE

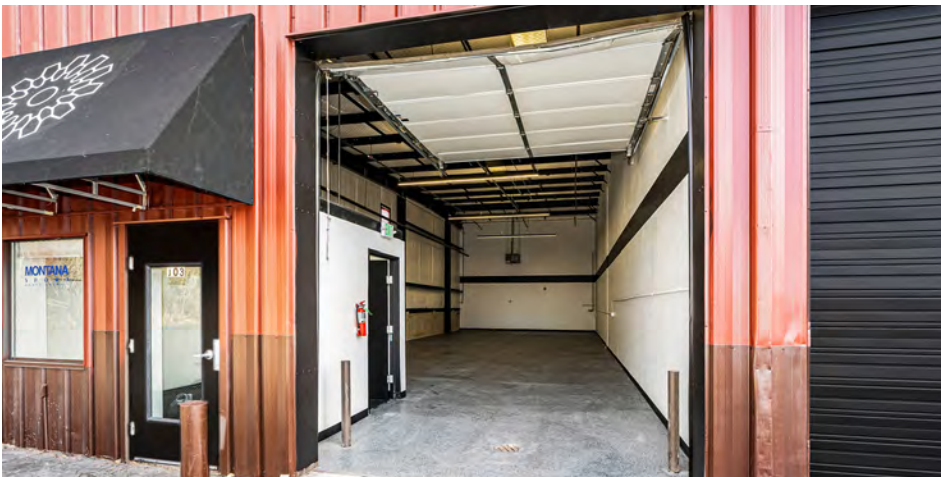
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OFFERING SUMMARY

Building Name	Shift Industrial - Golden
Address	13201 W 43rd Drive Golden, CO 80403
Building SF	18,425 SF
Lot Size	56,628 SF
Total Units	Nine (9)
Zoning	PID (Planned Industrial Development)
Parking	Abundant
Estimated Expenses (2026)	\$8.70/SF NNN's

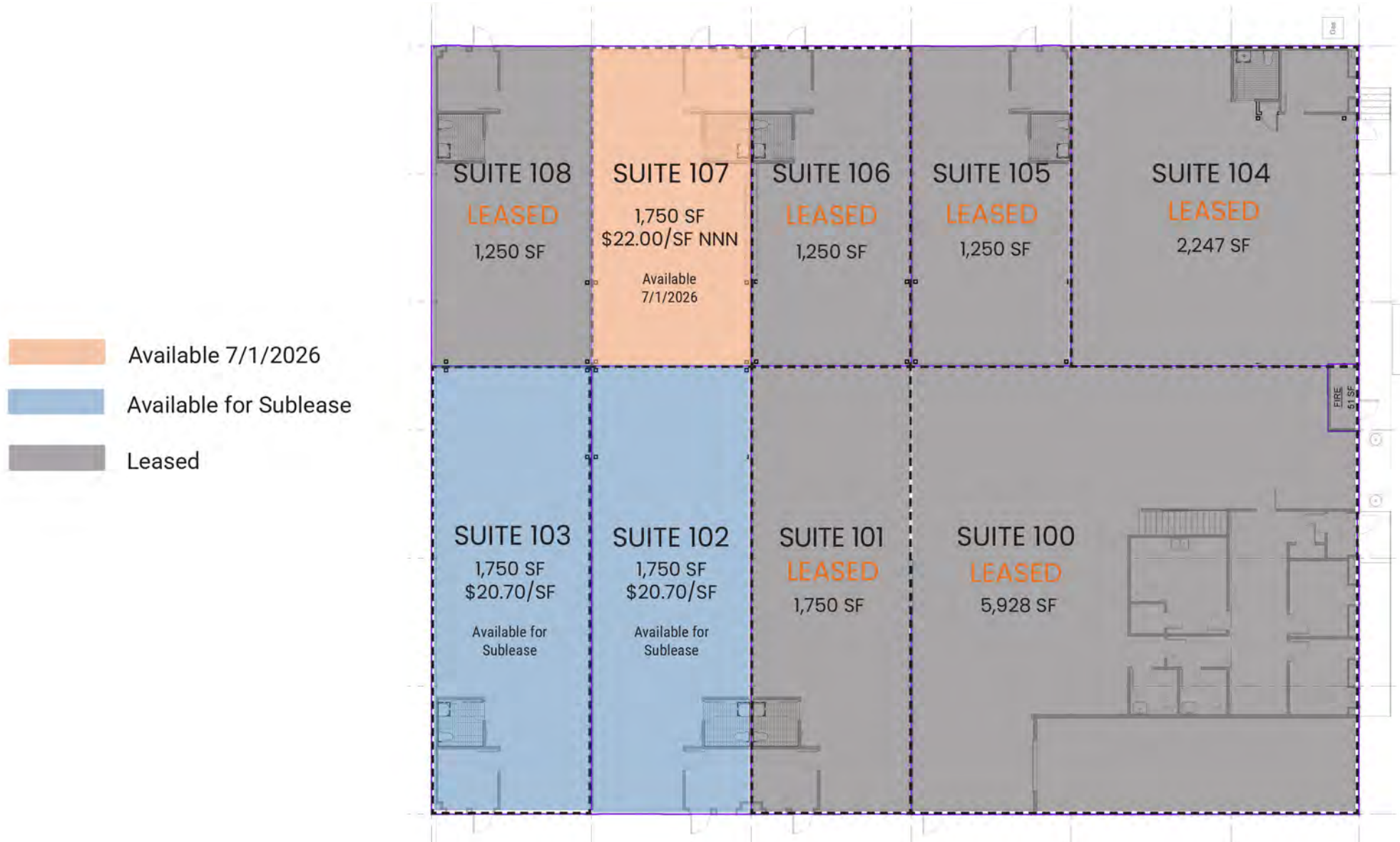
AVAILABLE SPACE

UNIT	SQUARE FEET	LEASE RATE	COMMENTS
Suite 102	1,750 SF	\$20.75/SF	Sublease term thru 8/31/2030
Suite 103	1,750 SF	\$20.75/SF	Sublease term thru 8/31/2030
Suite 102 & 103	3,500 SF	\$20.75/SF	Units may be combined
Suite 107	1,250 SF	\$22.00/SF	Available 7/1/2026



PROPERTY HIGHLIGHTS

- Recent upgrades: LED lighting, refreshed office/restroom finishes, epoxy warehouse floors, new overhead doors, and updated kitchenettes
- 18' clear height, 3-phase power (200–800 amps), and drive-in loading
- Each unit includes a private office and restroom
- Prime Golden location with quick access to I-70 and CO-58
- Located directly across US 58 from the on-going Clear Creek Crossing development site featuring a 26-acre Intermountain Health (formerly SCL) Hospital Campus, a new LifeTime Fitness center and hundreds of new multifamily housing units.











TERRAIN BREWING COMPANY

BALL METAL BEVERAGE PACKAGING

<<< DOWNTOWN GOLDEN

Coors MILLER COORS GOLDEN DISTRIBUTION CENTER

MCINTYREST

58

CLEAR CREEK TRAIL

W 44TH AVE

SUBJECT PROPERTY

CLEAR CREEK CROSSING DEVELOPMENT

CLEAR CREEK APARTMENTS (310 UNITS)

MALL HARVEST VILLAGE AT CLEAR CREEK CROSSING

ih INTERMOUNTAIN HEALTH (26 ACRE HOSPITAL CAMPUS)



THE CLUB AT ROLLING HILLS

APPLEWOOD GOLF COURSE

KUM & GO

W WALGREENS

70

APPLEWOOD VILLAGE RETAIL

- HomeGoods
- KING Scoopers
- APPLEJACK WINE & SPIRITS
- CHIPPOLE
- SIERRA
- PET SMART
- HOBBY LOBBY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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