

# FOR SALE

\$4,950,000 | 13,444 SF | 2.62 AC

## 862 BRICKYARD CIRCLE GOLDEN, CO 80403



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DISTINGUISHED. DRIVEN. DEPENDABLE.

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# PROPERTY INFORMATION

**862 BRICKYARD CIRCLE**  
**GOLDEN, CO 80403**



|               |                         |
|---------------|-------------------------|
| SALE PRICE    | \$4,950,000             |
| YEAR BUILT    | 2003                    |
| BUILDING SIZE | 13,444 SF               |
| WAREHOUSE     | 6,300 SF                |
| OFFICE        | 7,144 SF                |
| LOT           | 2.63 AC                 |
| POWER         | 3P   800A (TBV)         |
| STORIES       | 2                       |
| CLEAR HEIGHT  | 23'                     |
| LOADING       | 8 Drive-Ins (12'Wx14'H) |
| ZONING        | <u>PUD</u> (Golden)     |
| TAXES         | \$72,594                |

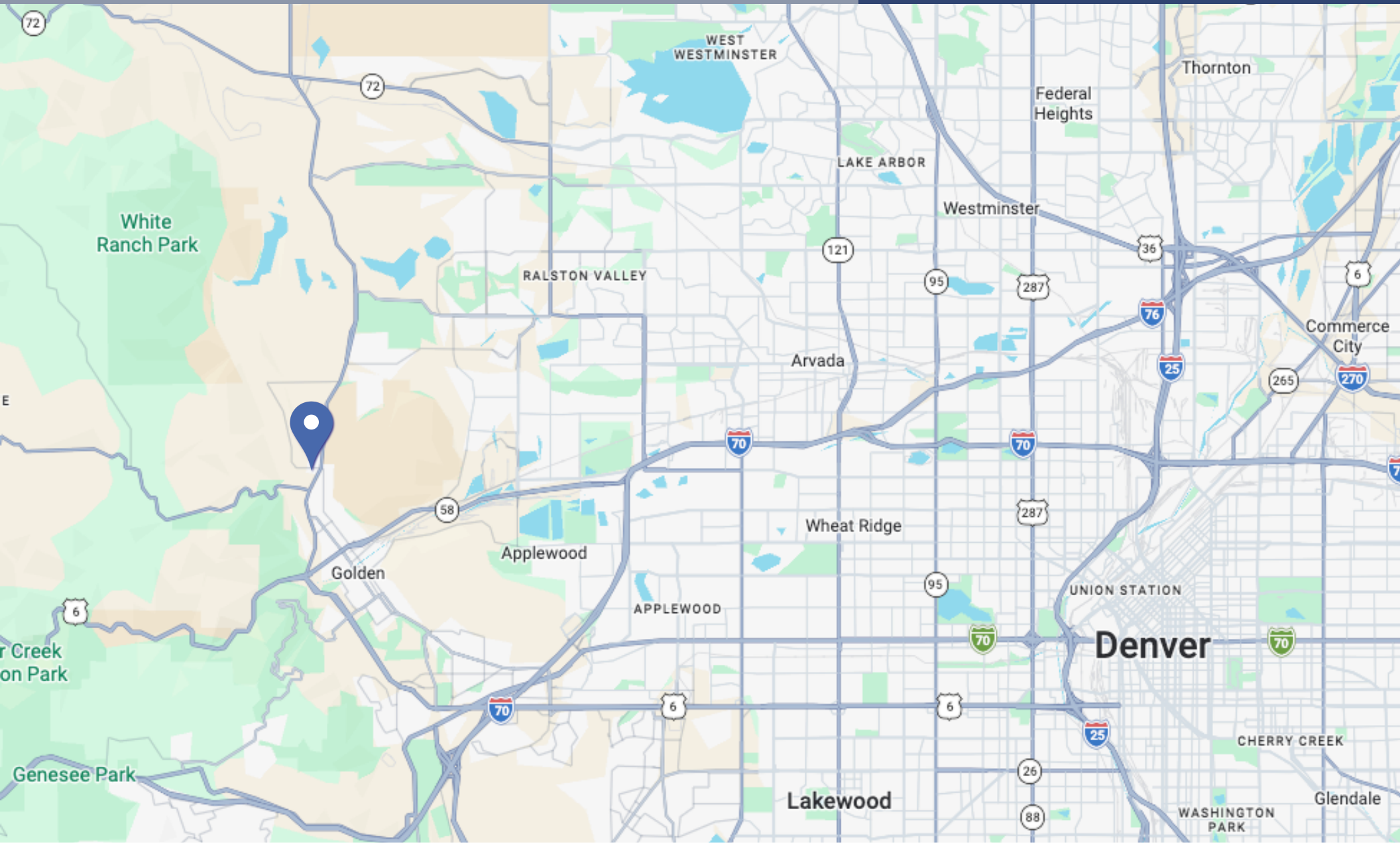
## Property Summary

862 Brickyard Circle presents a rare owner-user opportunity combining functional industrial improvements with excess secured yard in one of Golden's most established industrial corridors. The property offers a unique blend of high-clear warehouse, heavy power, professional office buildout, and 4 points of access.



# LOCATION MAP

**862 BRICKYARD CIRCLE  
GOLDEN, CO 80403**



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