

412 VIOLET STREET, GOLDEN, COLORADO 80401
SUITE 412 | 2,035 SF



6&40 BUSINESS CENTER



INDUSTRIAL SPACE WITH GREAT I-70 VISIBILITY **FOR LEASE**

6 & 40 Business Center consists of five single-story buildings with great access to C-470, I-70, Colfax Avenue and 6th Avenue.



PROPERTY FEATURES

- Zoning: C-2
- Construction Type: Metal roof deck supported by steel bar joists
- Year Built: 1979-1985
- Clear Heights: 12'-19'
- Parking Ratio: 2 per 1,000

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

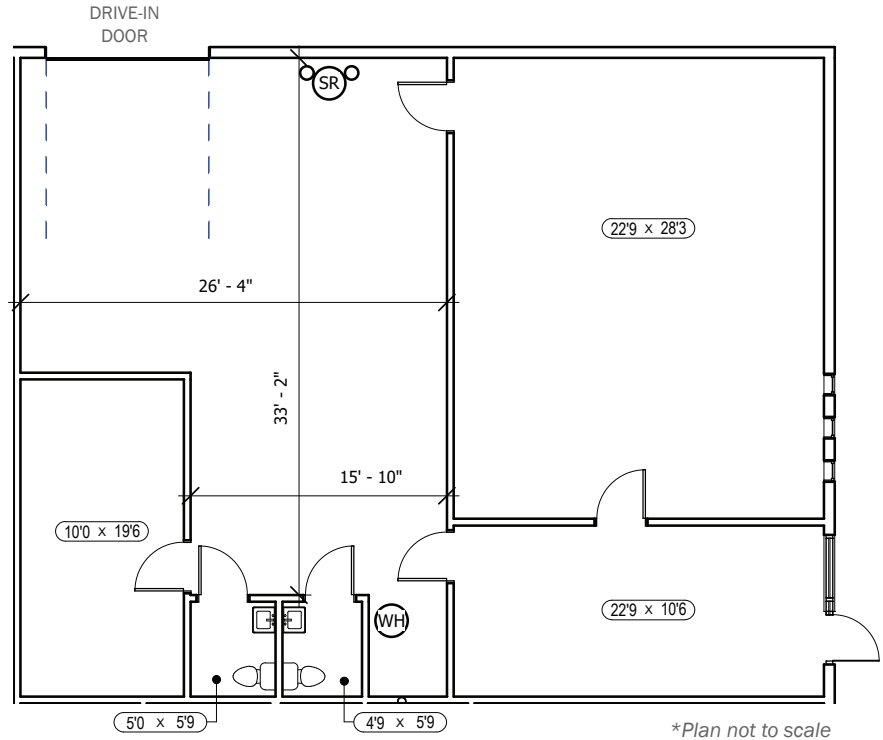
SUITE 412

2,035 SF AVAILABLE

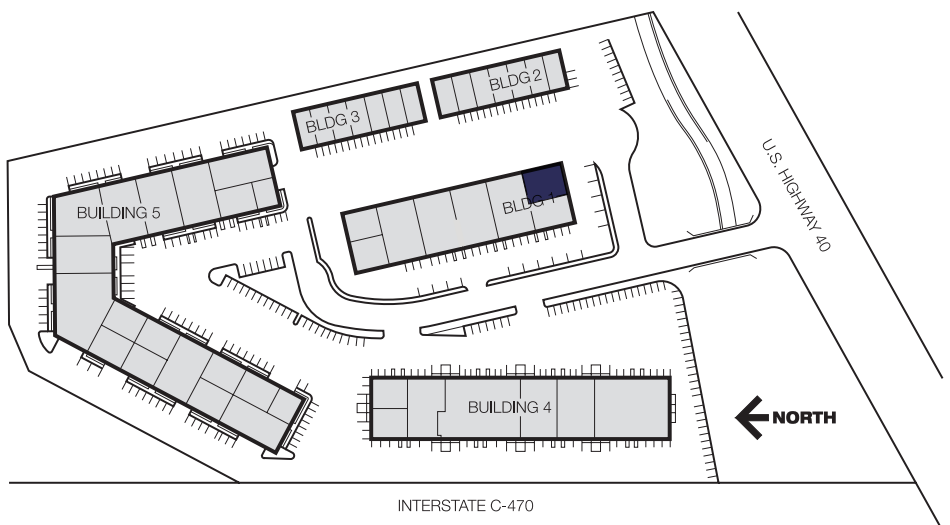
UNIT FEATURES

- Office Space: 962 SF
- Warehouse Space: 1,073 SF
- Clear Height: 19'
- Floor drains in warehouse
- Loading: 1 Drive-in door (10' x 12')
- Power: To be verified
- Easy access to C-470, I-70
Colfax Ave. and W 6th Ave.

FLOOR PLAN



SITE PLAN



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