



**15860 WEST 5TH AVENUE**  
Golden, Colorado 80401



**PROPERTY FEATURES**

- Rare West-side Industrial Zoned Property
- Suitable for a Variety of Uses
- Dock and Grade Level Loading Doors
- Two Blocks West of the Jefferson County Fairgrounds
- Easy Access to West I-70 and C-470
- 15 Minutes to Central Business District (CBD)
- Five Minutes to National Renewable Energy Laboratory NREL

**BUILDING SPECIFICATIONS**

**FOR LEASE**

- 21,334 SF
- Can be demised smaller depending on needs
- 12' Clear
- 1 Dock / 2 Drive In
- 600 Amps 110/208
- **\$10.00/SF NNN**

**FOR SALE**

- 29,612 SF Total SF
- 21,334 SF Available for Owner User
- 8,210 SF Leased Through 2022
- 1.84 Acre Site
- M-1 Zoning Golden
- 1962 Construction
- 600 Amps 110/208
- **\$3,995,000 (\$134.91/SF)**

**FOR MORE INFORMATION CONTACT:**

**TIM P. ROGERS**

trogers@gcgcre.com | 720.476.5225

**T. BLAKE ROGERS**

tbrogers@gcgcre.com | 720.476.5227

