

Warehouse/Office Space For Lease

15985 S. Golden Rd. Golden, CO 80401



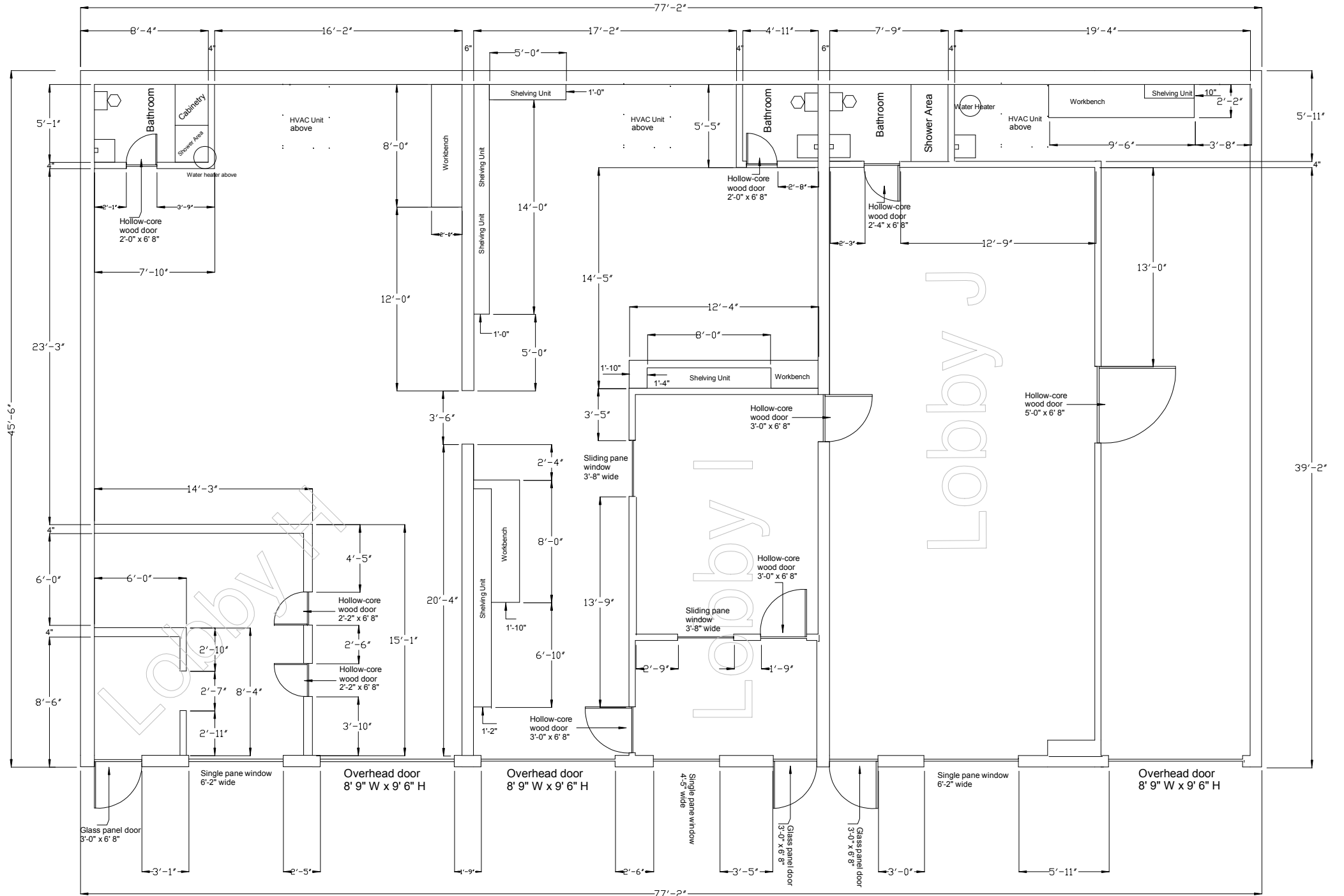
Primary Type:	Industrial Warehouse
Lease Rate:	\$6.75 Sq. Ft. Per Year NNN
NNN Expenses:	\$2.14 Sq. Ft. Per Year
Unit H:	1,100 Sq. Ft
Unit I:	1,100 Sq. Ft.
Unit J:	1,350 Sq. Ft.
Total Sq. Ft.:	3,550 Sq. Ft.
Grade Level Doors:	One Per Unit
Clear Ceiling Height:	10 Feet
Zoning:	C1 (Jefferson County)

Fran Schneider, CCIM
RE/MAX Affiliates
1019 8th St. Golden, CO 80401
Office: 303-277-1322 Fax: 303-277-1326
FSchneiderCCIM@hotmail.com
www.RealEstateInvestments4U.com

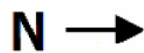
Unit H

Unit I

Unit J



15985 South Golden Rd. Units H, I, J
Golden, Colorado



Master Plan
Scale: 1/8" = 1' 0"

Notes:

- All walls on east side of building are masonry
- All other perimeter walls are cinderblock

Area Calculations:

Unit H: 1169 sq ft
Lobby: 240 sq ft
Other: 929 sq ft

Total: 3550 sq ft

Unit I: 1058 sq ft
Lobby: 325 sq ft
Other: 733 sq ft

Unit J: 1283 sq ft
Lobby: 662 sq ft
Other: 621 sq ft

Directions to 15985 S. Golden Rd. Golden, CO 80401 Units H, I, and J

- **From I-25 and 6th Ave. take 6th Ave West to Exit 209B.**
- **Take Indiana St North .2 Miles.**
- **Keep right at the fork to go on CR-161N. Go .6 Miles**
- **Stay Straight to go onto S. Golden Rd.**
- **15985 S. Golden Rd. is .7 miles once on S. Golden Rd.**



The Express
For Business
1-800-232-2323



For Lease
The Commercial Group
908-287-7575