

FOR SALE

13301 WEST 43RD DRIVE GOLDEN, CO 80403

OWNER USER OFFICE WAREHOUSE



\$475,000

Owner/User excellent west side location with immediate access to I-70 and Hwy 58. The 1,875 SF unit has 600 SF of office area and 1,250 SF of warehouse. The warehouse has a 14 foot clear height, and one 12 x 12 overhead door.

Power 208/120 volt 3 phase 225 amps. New roof in 2023.

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AVAILABLE SPACE:	1,875 SF
OFFICE AREA:	600 SF
WAREHOUSE AREA:	1,250 SF
DRIVE IN DOOR:	1 (12X12)
CLEAR HEIGHT:	14 FEET
YEAR BUILT:	2001
CONSTRUCTION:	CONCRETE & MASONRY
POWER:	208/120 3 PHASE 225 AMPS
HOA:	\$486 PER MONTH (INCLUDES INSURANCE, WATER, TRASH AND MAINTENANCE)
TAX:	\$11,300
ZONING:	INDUSTRIAL
COUNTY:	JEFFERSON



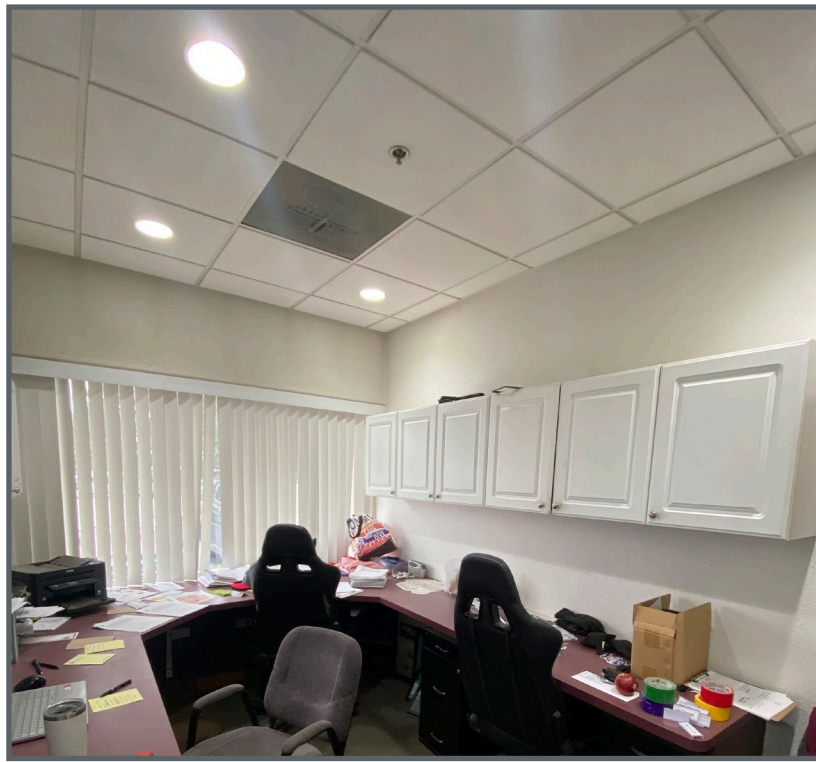
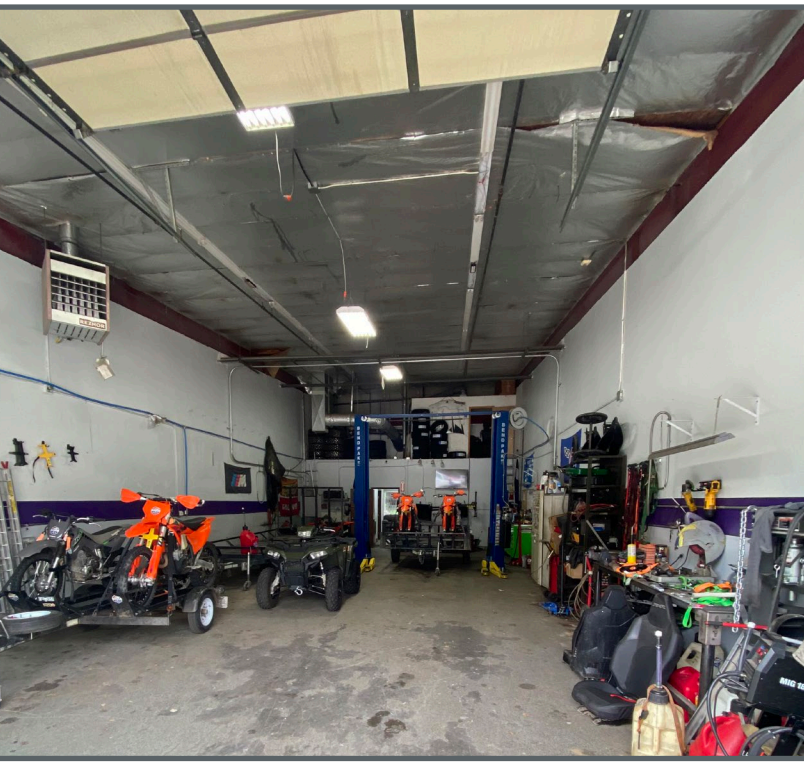
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