

FOR LEASE | FLEX/INDUSTRIAL/YARD

16351 TABLE MOUNTAIN PKWY

COORS TECHNOLOGY CENTER
GOLDEN, CO 80403

 | **COMMERCIAL**[®]

CENTURY 21 Golden West Realty



15,437 SF | \$14-\$16/SF NNN

PROPERTY OVERVIEW

This 15,437 SF Flex Warehouse is in the Coors Technology Center in Golden, Colorado. It is sitting on a 2.8 acre lot and is situated near N. Table Mountain with hiking and biking trails right out the back door and a 15-20 min. drive to downtown Denver. The building has a 2,622 office suite with a large conference room, break room and private bathrooms. The warehouse space is 12,815 SF with 16' 2" clear height. There are two drive in doors and one dock. In addition, there is a secure fenced in area at the rear of the building and over an acre of fenced yard space for storage.

CONTACTS

Tom Panton
303.589.3008
tpanton@straterapartners.com



1299 WASHINGTON AVE #120 | GOLDEN | CO | 80401 | INFO@STRATERAPARTNERS.COM | 720.593.9810

The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is a part of the Century 21 Golden West Realty office. (v.3b)

PROPERTY HIGHLIGHTS

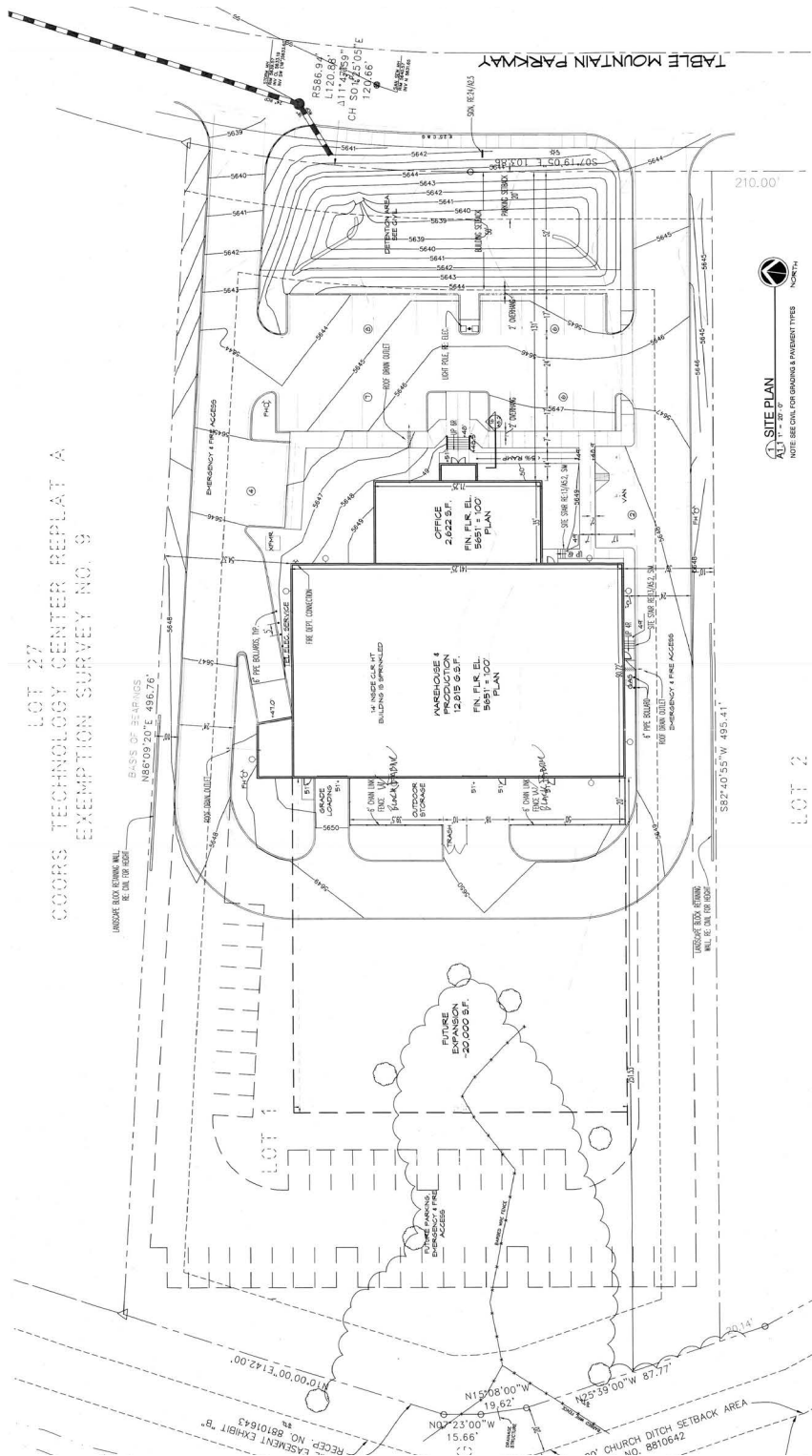
Available SF:	15,437 SF (Office 2,622 SF, Warehouse 12,815 SF)
Lot Size:	2.8 Acres (122,665 SF)
Lease Rate (NNN):	\$14-\$16/SF
NNN Expenses:	\$8.00/SF
Year Built:	2004
Roof:	Reinforced concrete slab roof (hail proof; could accomodate solar)
Garage Doors:	One (1) 10'x10' grade level door One (1) 12'x12' grade level door One (1) 12'x12' dock level door
Yard:	20'x117.5' fenced in area with lockable gate - 6' tall chain link fence, concrete slab 1+ acre fenced in, unsecured yard area
Signage:	Monument sign on Table Mountain Pkwy Building mounted sign
Connectivity:	Fibre optic communication line by Century Link, 30Mbps Internet IQ Port
Included Equipment:	Air pressure lines installed in all rooms Compressor Sullair / LS-100 Two (2) paint booths Dust collection machine

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SITE PLAN

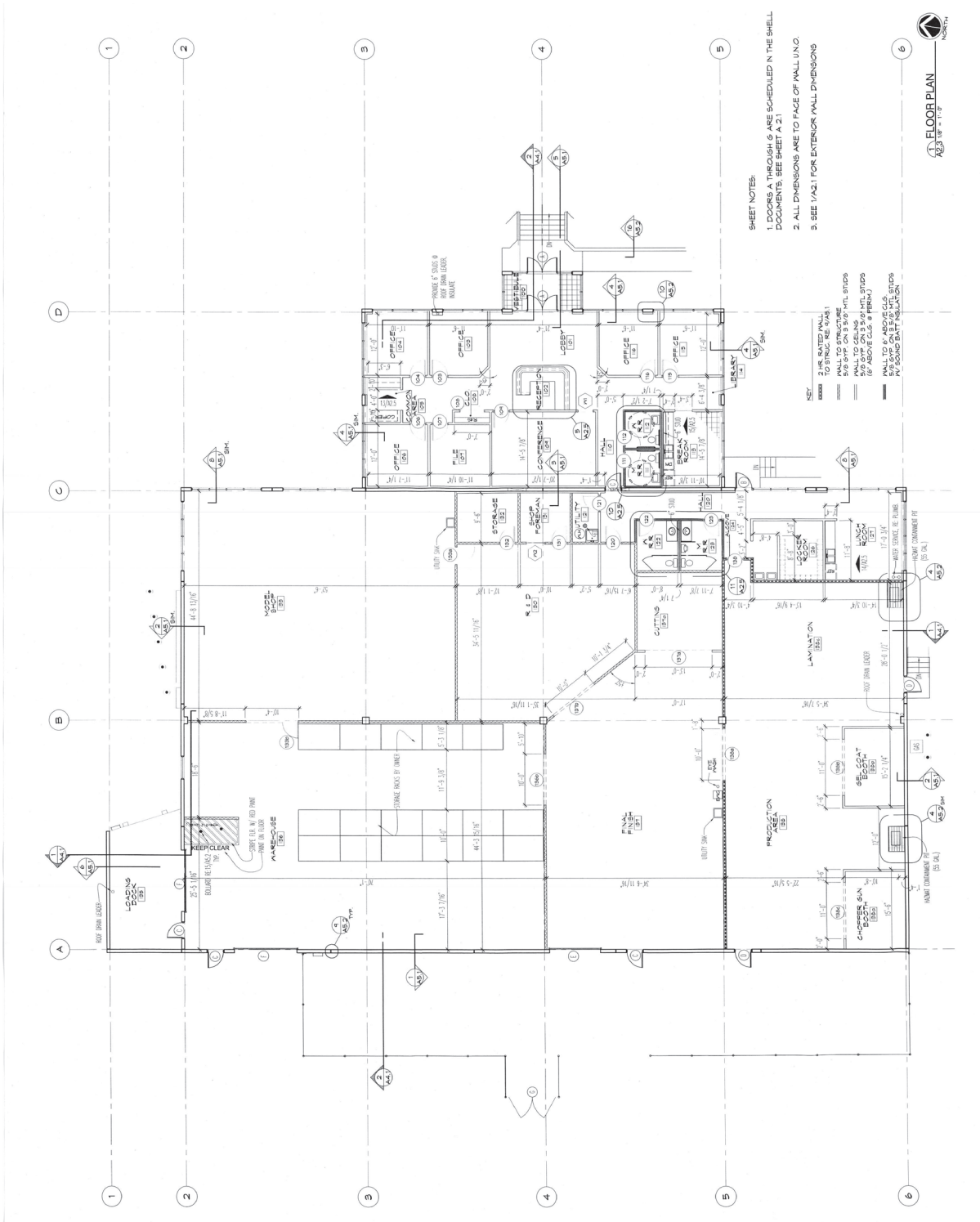


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FLOOR PLAN



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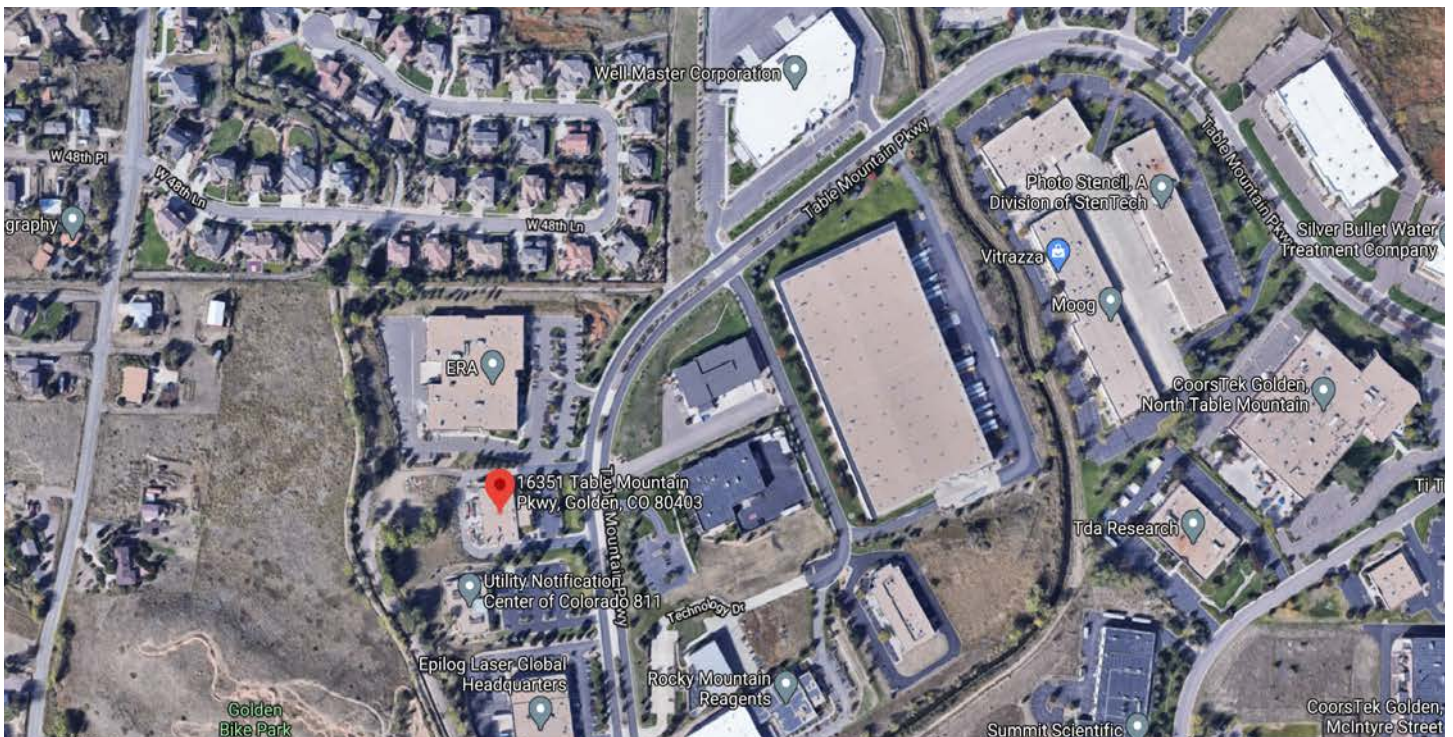
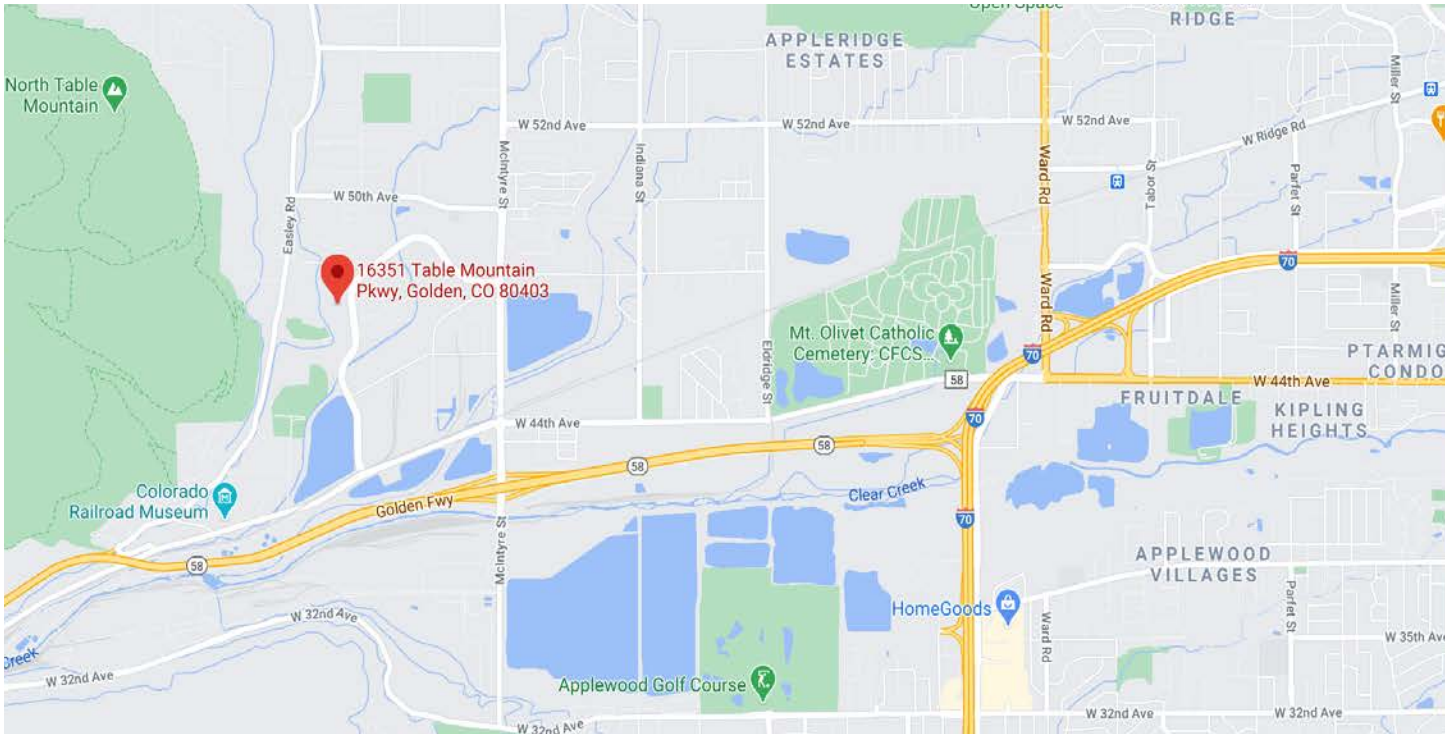
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LOCATION



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STRATERA
COMMERCIAL TEAM
STRATERACOMMERCIAL.COM

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21 | COMMERCIAL

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PHOTOS



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