

TABLE MOUNTAIN COMMERCE CENTER 36,119 SF OF INDUSTRIAL SPACE FOR LEASE

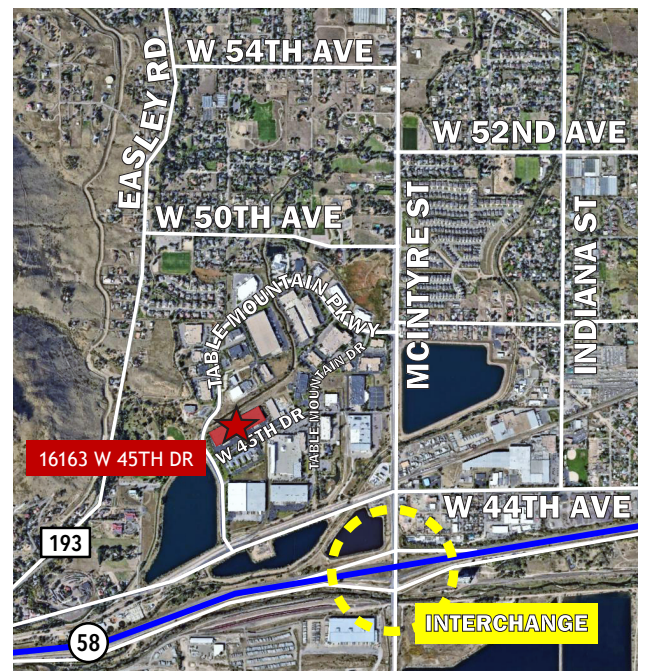


RARE WEST MARKET AVAILABILITY

16163 WEST 45TH DRIVE, UNIT H | GOLDEN, CO 80403

PROPERTY FEATURES

ADDRESS	16163 W 45th Dr
CITY / COUNTY	Golden / Jefferson
BUILDING	196,633 SF
AVAILABLE	36,119 SF
OFFICE	±12,767 SF (2 Floors)
SITE	10.97 acres
YEAR BUILT	1998
ZONING	PUD, Golden
CLEAR HEIGHT	30'-32'
LOADING	4 dock-high doors 1 drive-in ramp
SPRINKLERS	ESFR
POWER	480 V 400 amps
LEASE RATE	Contact brokers
OPEX	\$4.73/SF



For leasing information or to schedule a tour, please contact:

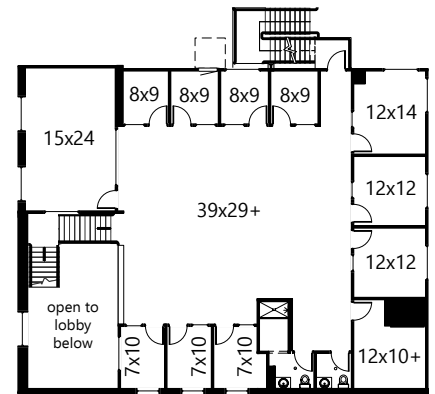
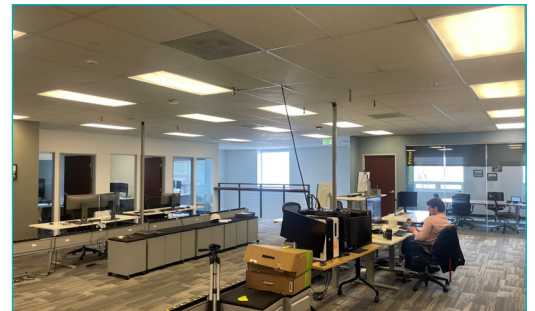
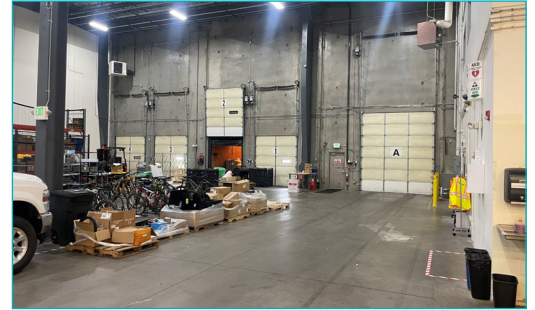
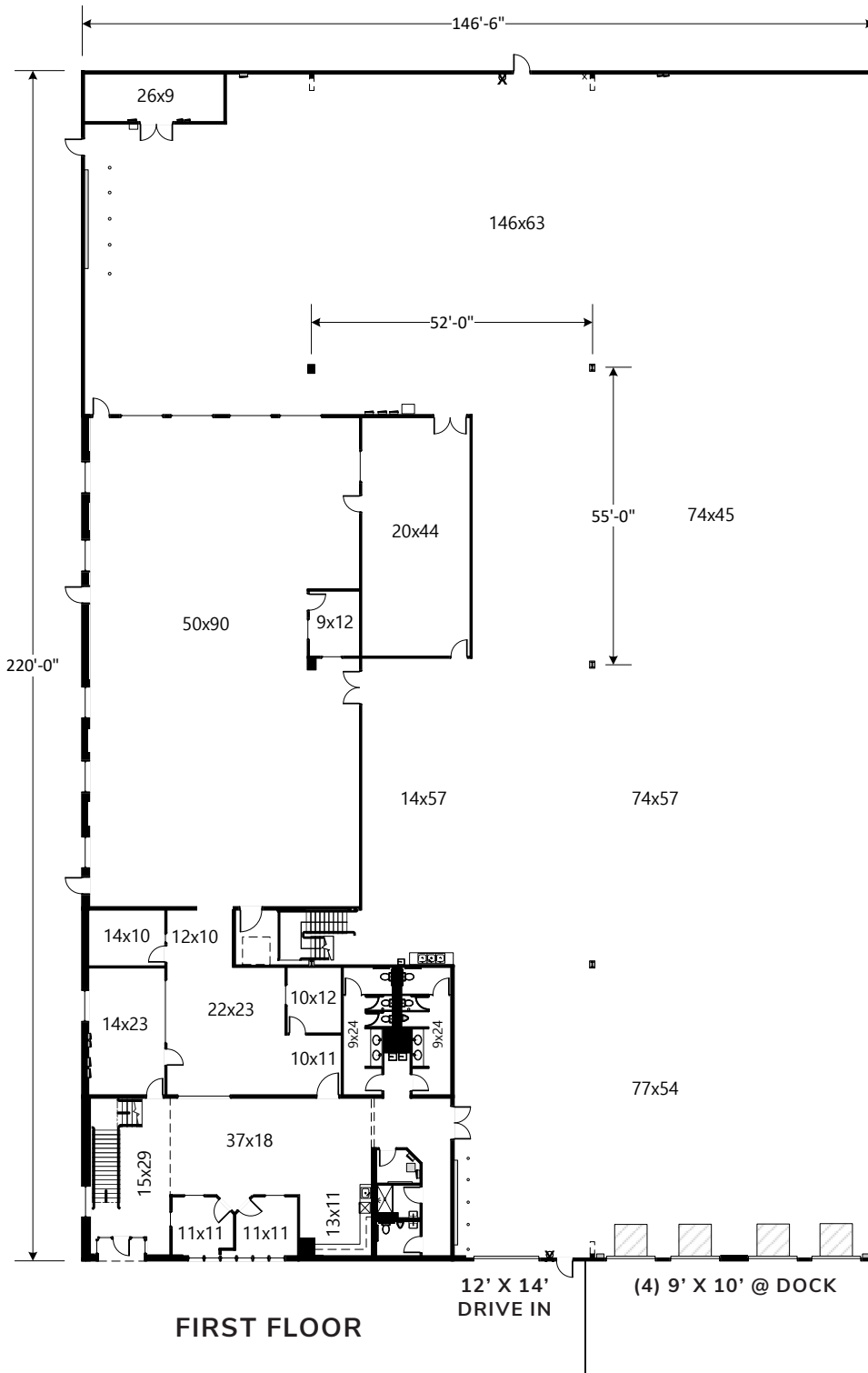
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