

# 4510 INDIANA STREET | GOLDEN, CO 80403

SW Building Corner



West Façade



## 7,112 SF COMMERCIAL/LIGHT INDUSTRIAL BUILDING FOR LEASE

**LEASE RATE**  
\$12,500 NNN  
per Month

**2022 RE TAXES**  
\$25,675

**PROPERTY  
INSURANCE**  
\$8,000

Offered Exclusively By:

**CHRIS BALL**

Broker

303.332.6954

chris@ballprop.com

This 7,112 square foot building, located on a 2.43-acre site, is ideal for any user requiring office/shop functions, plus fleet or equipment parking. The first floor is spaciouly wide-open with ample clear height. The site is 100% fenced and gated.

Easy access is available to I-70, Colorado Highway 58, Highway 93, and West Sixth Avenue. Nearby activity centers include Coors Technology Center, Denver West Office Park, downtown Golden, Applewood Shopping Center, Colorado Mills.

Major industry in the immediate vicinity includes: Coors Brewery, Ball Metal Container, CoorsTek, Meurer Research, Hazen Research, Kong Company, and many more. Owner retains 1,200 SF bay on northeast corner of building and 6 parking spaces.

<b>BUILDING SIZE</b>	7,112 SF, built 1968 Twin T roof deck
<b>LAND</b>	2.43 Acres, fenced
<b>TOPOGRAPHY</b>	Flat
<b>PARKING</b>	±96 Spaces, asphalt
<b>CLEAR HEIGHT</b>	First Floor: 17' Second Floor: 8'
<b>JURISDICTION</b>	Unincorporated Jefferson County

<b>YEAR BUILT</b>	1968
<b>ZONING</b>	Jefferson County, I3, Industrial including: Rental, Sale and Storage of Recreational Vehicles
<b>LOADING</b>	Two (2) 12'W x 14'H Drive-in doors

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