

FOR SALE OR LEASE

Lot 27, Canyon View Business Park

Golden, Colorado 80403



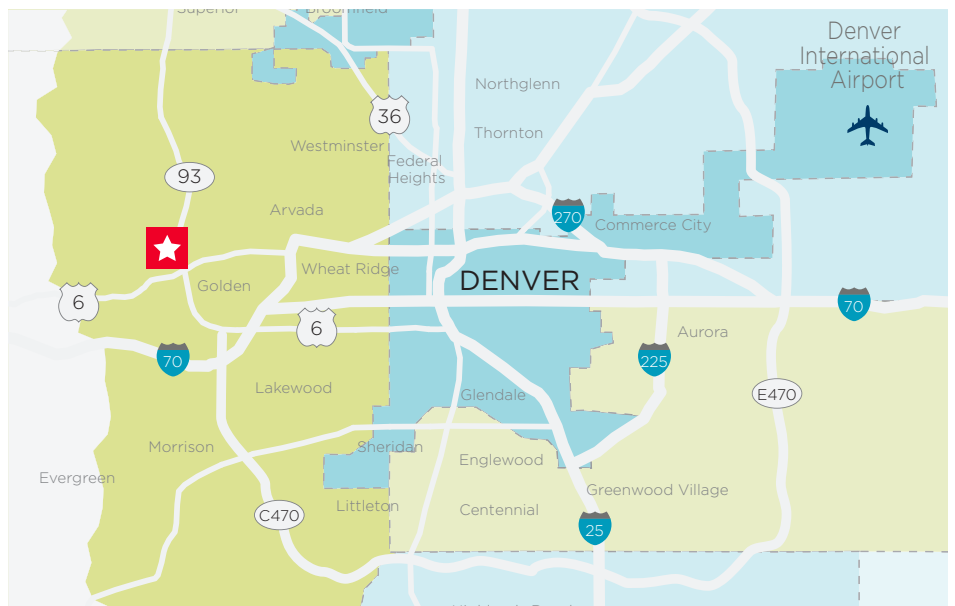
For Sale, Lease or Build-to-Suit 2.6 Acres Office/Industrial/Flex Site Sale Price: \$795,000 (\$7.00/SF)

The site offers excellent exposure and access to Highway 93 in the rapidly growing Golden market. Only 20 minutes from Boulder and Denver, the property has excellent views and is well suited for numerous types of development.

Please see reverse for regional aerial.

Property Details

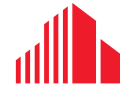
City	Golden
County	Jefferson
Land Size	2.60 Acres
Zoning	PUD: Office / Industrial / Flex
Electricity/Gas	Xcel Energy
Water/Sewer	City of Golden
Taxes	\$14,611.66 (2015)



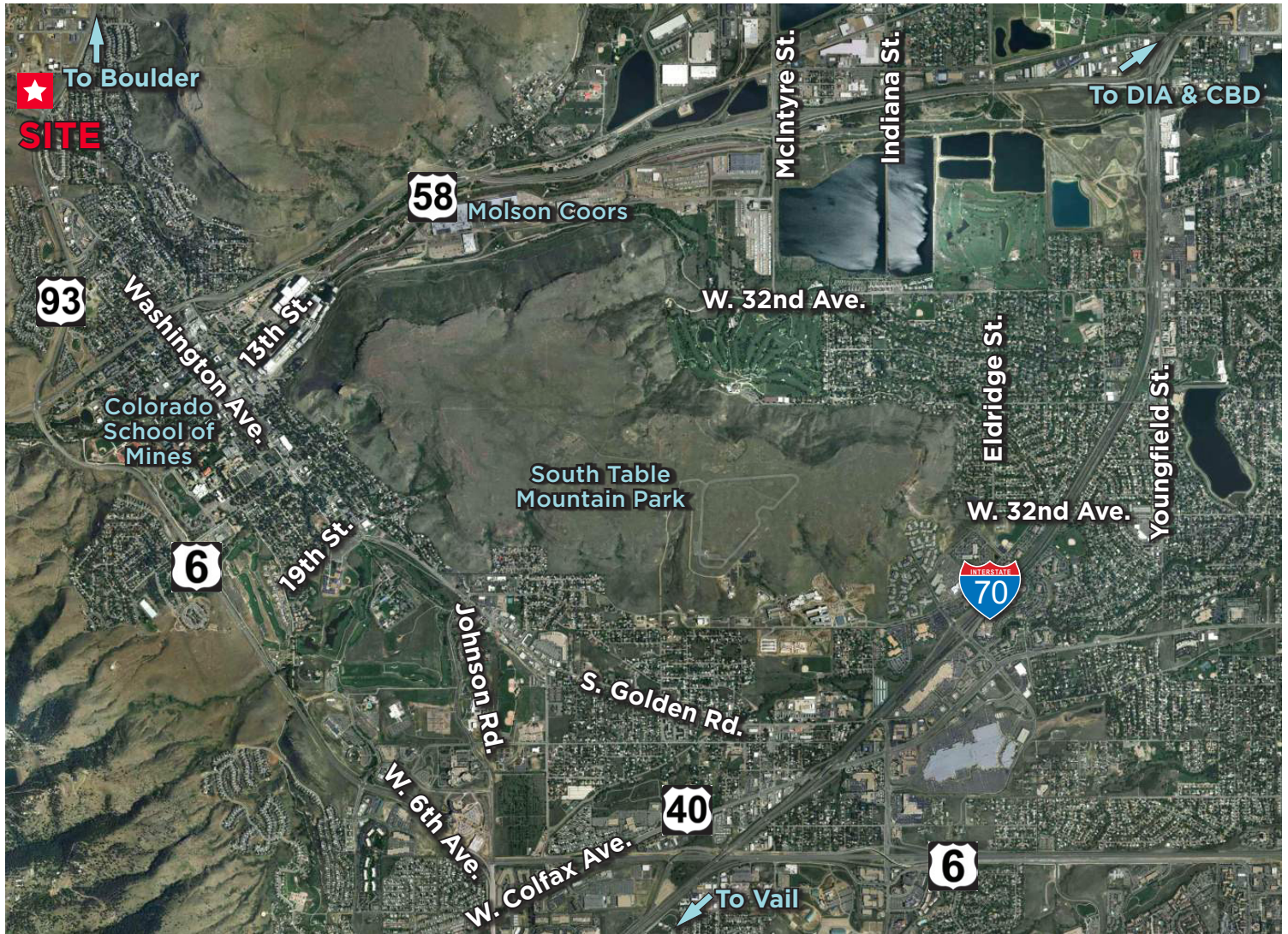
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CUSHMAN &
WAKEFIELD



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