

FREESTANDING
BUILDING FOR
SALE OR LEASE

850 BRICKYARD CIRCLE

:: GOLDEN, COLORADO 80403

5,895 SF INDUSTRIAL
AVAILABLE

EXCELLENT GOLDEN
LOCATION NEXT TO THE
FOOTHILLS!



AVAILABLE: ±5,895 SF with mezzanine storage ±500 SF

OFFICE AREA: ±1,525 SF

LAND AREA: .64 Acres

LOADING: (3) 12' x 12' drive-in doors

CLEARANCE: 16' - 18'

YOC: 2003

CONSTRUCTION: Brick

ZONING: PUD

PARKING: 15 striped spaces

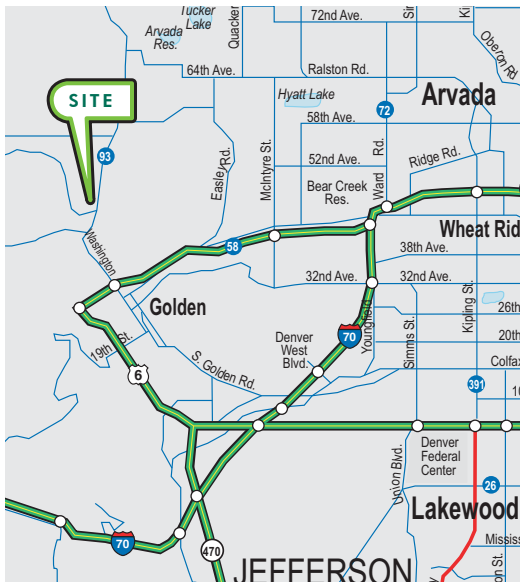
ELECTRICAL: 400A/480V (to be verified by an electrician)

RE TAXES: \$18,857.86 (2011)

LEASE RATE: \$8.75/SF NNN

SALE PRICE: \$825,000

LOCATION MAP



FOR MORE
INFORMATION
PLEASE
CONTACT:

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BUILDING FEATURES

- :: Natural light
- :: Multi secured storage areas
- :: Mezzanine storage
- :: Great views

CBRE

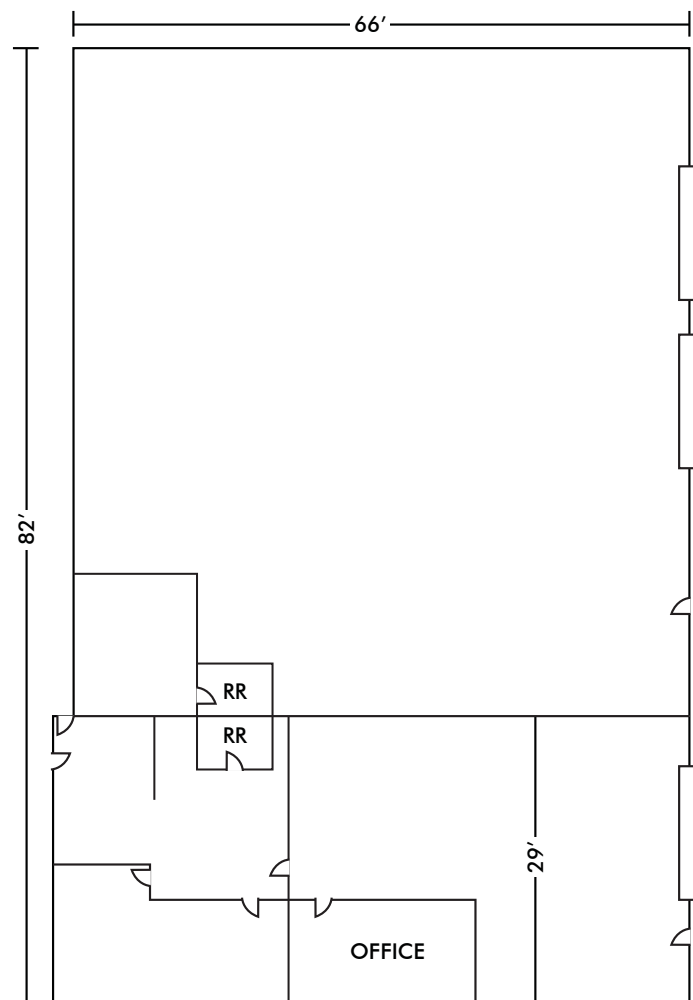
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LOCATION
AERIALS



BUILDING PLAN



Conceptual plan - not to scale

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