



INDUSTRIAL SPACE for LEASE

TABLE MOUNTAIN COMMERCE CENTER

16163 W. 45th Drive, UNIT A
Golden, CO. 80403
Coors Technology Center

±57,200 SF AVAILABLE



YEAR BUILT:	1998
BLDG. SIZE:	±196,100 SF
AVAILABLE:	±57,200 SF
OFFICE SIZE:	±700 SF
ZONED:	PID (<i>planned industrial development</i>)
LEASE RATE:	\$5.25/SF NNN

BUILDING FEATURES:

- Close proximity to good labor supply & executive housing
- Rare high-cube class "A" warehouse in West Denver
- South facing loading doors with levelers, shelters & dock lights
- 130' truck court with 60' concrete apron
- Excess trailer parking available
- Front-Load building configuration
- Great access to Hwy 58 & I-70

Outstanding West Denver Location – In Coors Tech Center!
Class "A" Warehouse/Distribution Facility

FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD OF COLORADO, INC.

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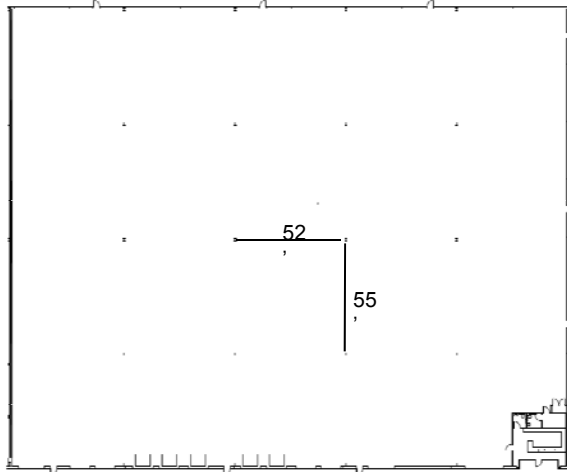
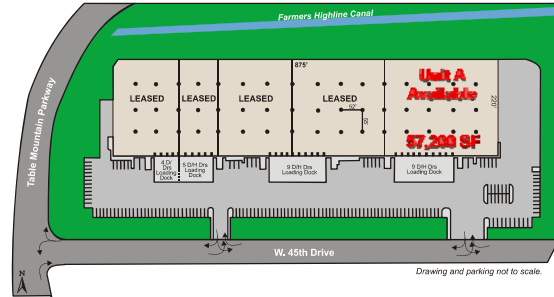




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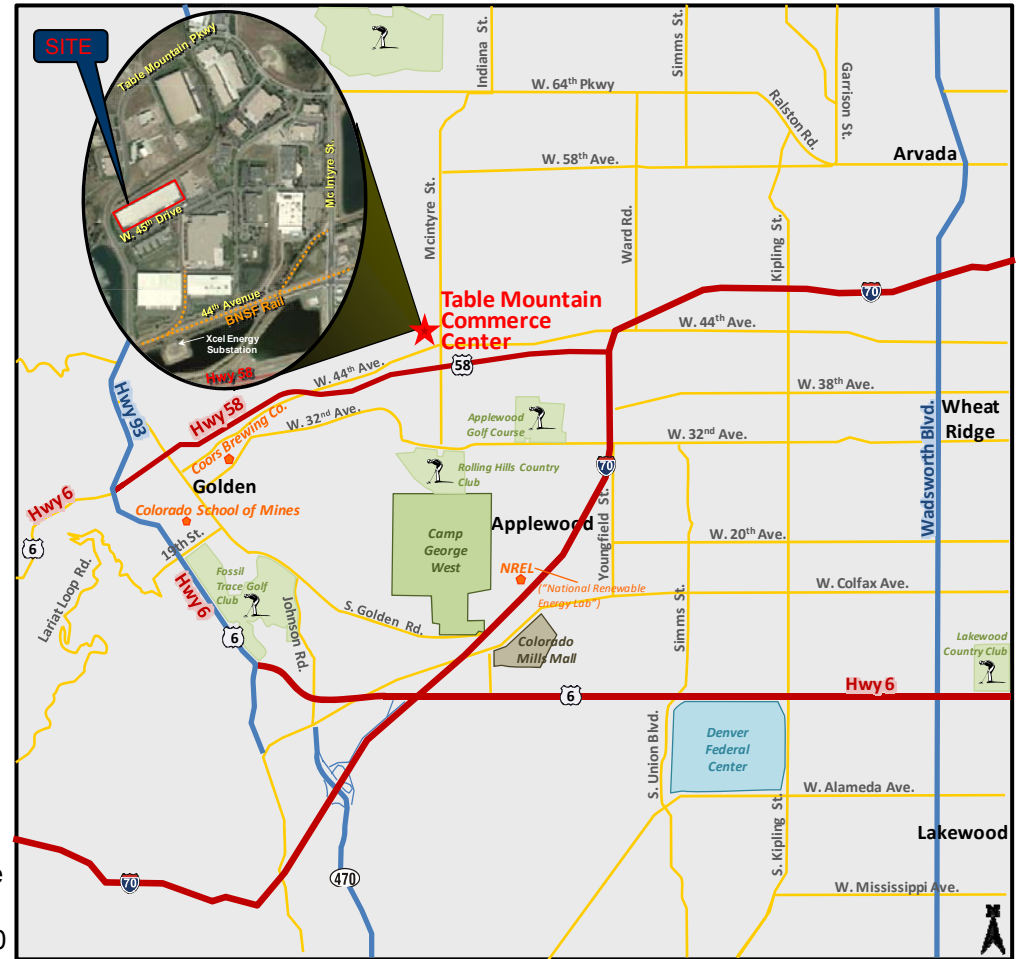
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SPACE DETAILS:

- **Loading:** 9 (9' x 10') dock-hi doors
2 (12' x 14') drive-in doors
- **Clear Height:** 30' – 32'
- **Column Spacing:** 52' x 55'
- **Lighting:** Metal Halide
- **Electrical:** 400-amps, 480-volt, 3-phase (to be verified by electrician)
- **Sprinklered:** Similar to ESFR .378/2000 GPM/SF



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