

OFFICE/R+D FACILITY FOR SUBLEASE



Property Details

Building Size: 16,819 SF

Warehouse: 11,941 SF

Office Space: 4,878 SF

Ceiling Height: 15'-18'

Site Size: 1.03 Acres

Power:
1200A / 480V / 3 Phase

Loading: 1 Dock High
2 Drive-in

Sprinklers: Wet System

YOC: 2002

Sublease Term: 1/31/12

NNN Expenses: \$2.55/SF

Sublease Rate:
\$7.00/SF NNN

Contact Information

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**13100 W. 43rd Drive
Golden, CO 80403**

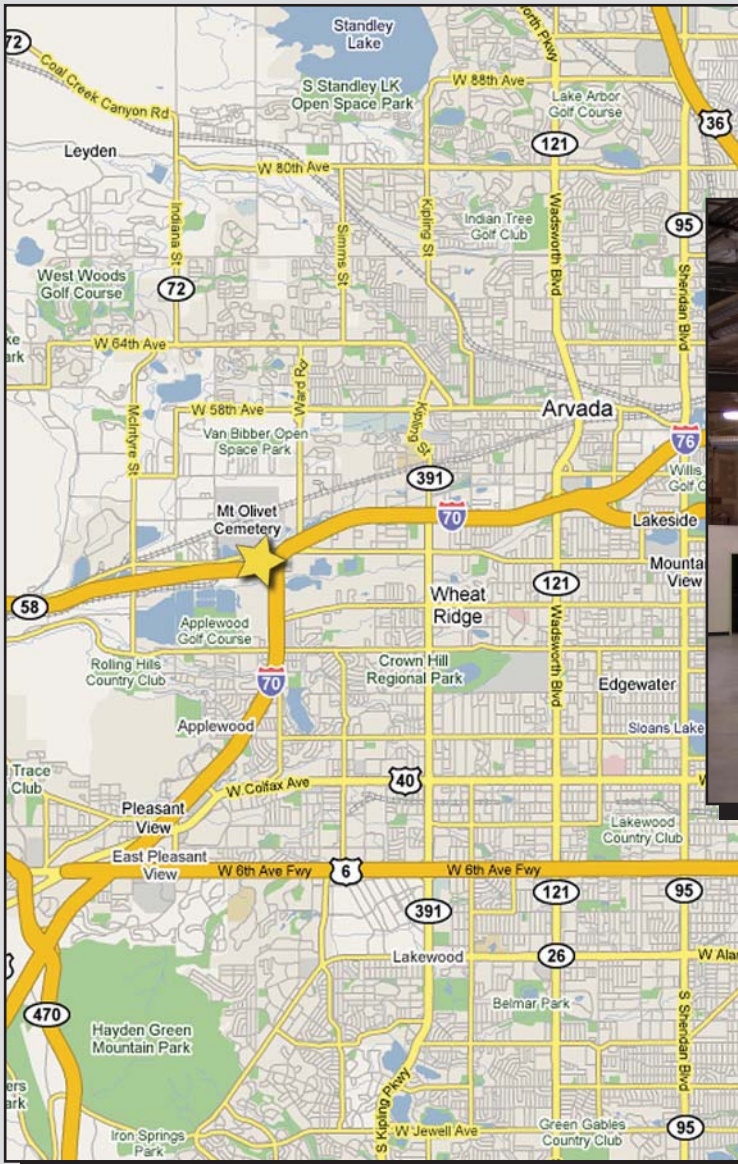
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13100 W. 43rd Drive Golden, CO 80403

Cell Tower Income



Bitzer Real Estate Partners is pleased to offer 13100 West 43rd Drive for Sublease. Some of the features in this Class A R&D facility include heavy power, sealed warehouse floors, building security system, open office plan, a shower and eye wash station and both dock high and drive-in loading. A clean room and office cubicles are other negotiable features.

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