

OFFICE/R+D FACILITY FOR SALE OR 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

Sale Price: ~~\$2,250,000~~
\$2,085,000

Contact Information

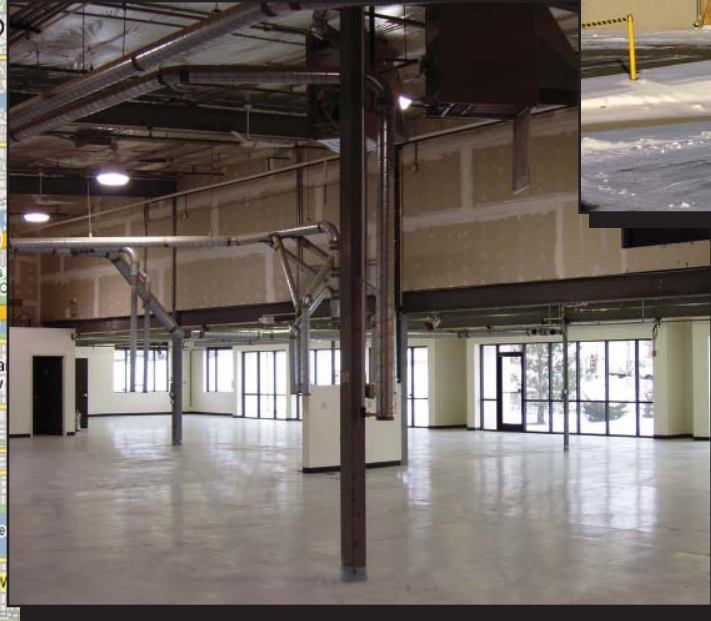
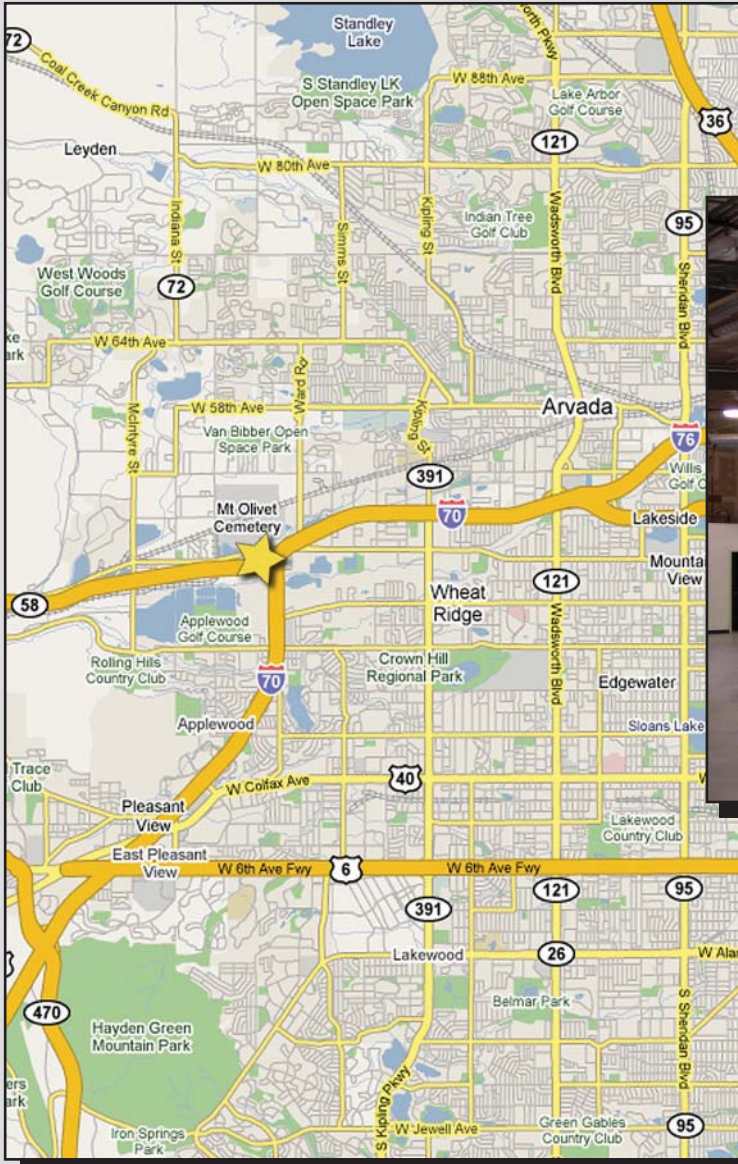
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**13100 W. 43rd Drive
Golden, CO 80403**

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Bitzer Real Estate Partners is pleased to offer 13100 West 43rd Drive for Sale or 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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