



## SMALL BAY INDUSTRIAL SPACE FOR SUBLEASE

13201 W 43rd Drive, Golden, CO 80403

Available Space: 1,750 SF to 3,500 SF

Lease Rate: \$20.75/SF

Sublease Term: 8/31/2030



HENRY GROUP  
REAL ESTATE

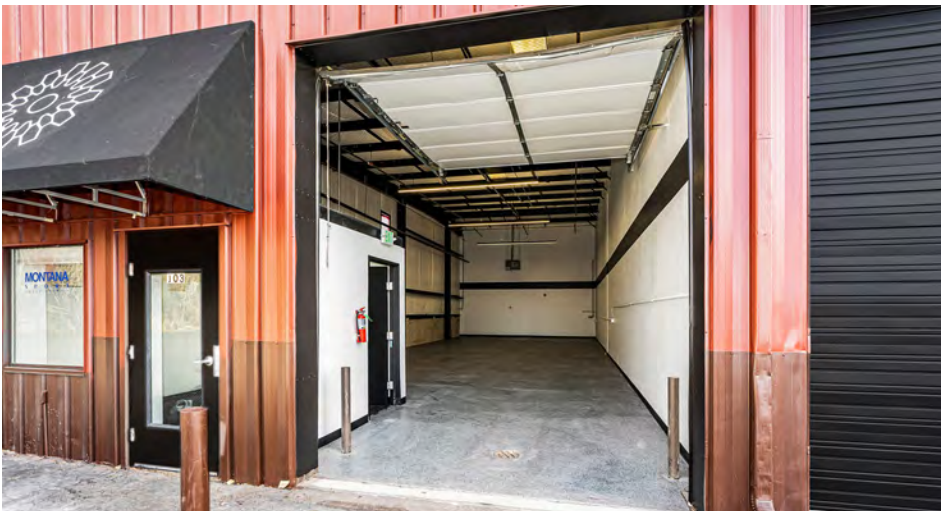
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## OFFERING SUMMARY

Building Name	Shift Industrial - Golden
Address	13201 W 43rd Drive Golden, CO 80403
Building SF	18,425 SF
Lot Size	56,628 SF
Total Units	Nine (9)
Zoning	PID (Planned Industrial Development)
Parking	Abundant
Estimated Expenses (2026)	\$8.70/SF NNN's

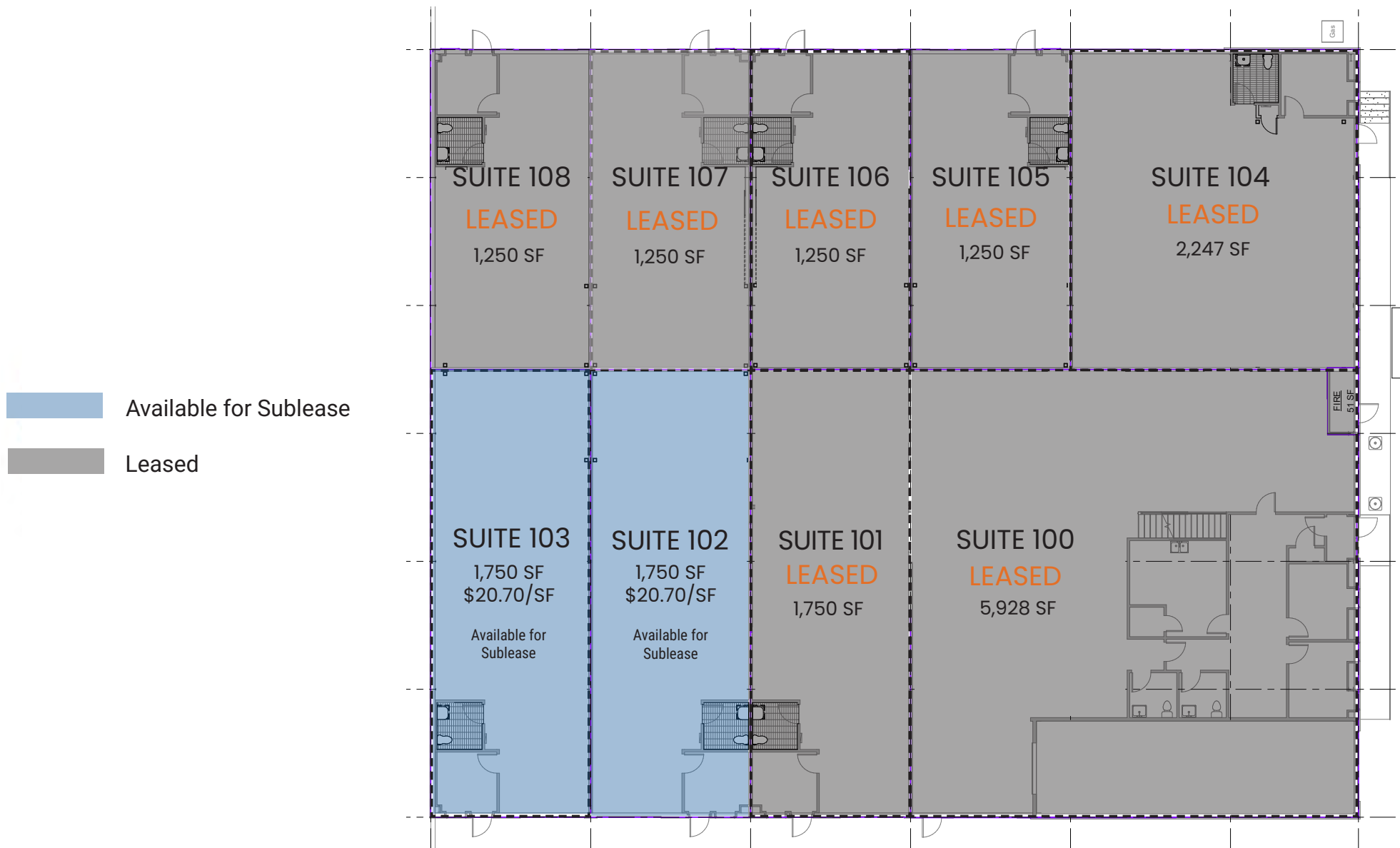
## AVAILABLE SPACE

UNIT	SQUARE FEET	LEASE RATE	COMMENTS
Suite 102	1,750 SF	\$20.75/SF	Sublease term thru 8/31/2030
Suite 103	1,750 SF	\$20.75/SF	Sublease term thru 8/31/2030
Suite 102 & 103	3,500 SF	\$20.75/SF	Units may be combined



## PROPERTY HIGHLIGHTS

- Recent upgrades: LED lighting, refreshed office/restroom finishes, epoxy warehouse floors, new overhead doors, and updated kitchenettes
- 18' clear height, 3-phase power (200–800 amps), and drive-in loading
- Each unit includes a private office and restroom
- Prime Golden location with quick access to I-70 and CO-58
- Located directly across US 58 from the on-going Clear Creek Crossing development site featuring a 26-acre Intermountain Health (formerly SCL) Hospital Campus, a new LifeTime Fitness center and hundreds of new multifamily housing units.











**TERRAIN BREWING COMPANY**

**BALL METAL BEVERAGE PACKAGING**

**<<< DOWNTOWN GOLDEN**

**Coors MILLER COORS GOLDEN DISTRIBUTION CENTER**

**MCINTYREST**

**58**

**CLEAR CREEK TRAIL**

**W 44TH AVE**

**SUBJECT PROPERTY**

**CLEAR CREEK CROSSING DEVELOPMENT**

**CLEAR CREEK APARTMENTS (310 UNITS)**

**MALL HARVEST VILLAGE AT CLEAR CREEK CROSSING**

**ih INTERMOUNTAIN HEALTH (26 ACRE HOSPITAL CAMPUS)**



**THE CLUB AT ROLLING HILLS**

**APPLEWOOD GOLF COURSE**

**KUM & GO**

**W WALGREENS**

**70**

**APPLEWOOD VILLAGE RETAIL**

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