

INDUSTRIAL CONDO UNIT FOR SALE



16015 W 4TH AVE, UNIT 1

Golden, CO 80401

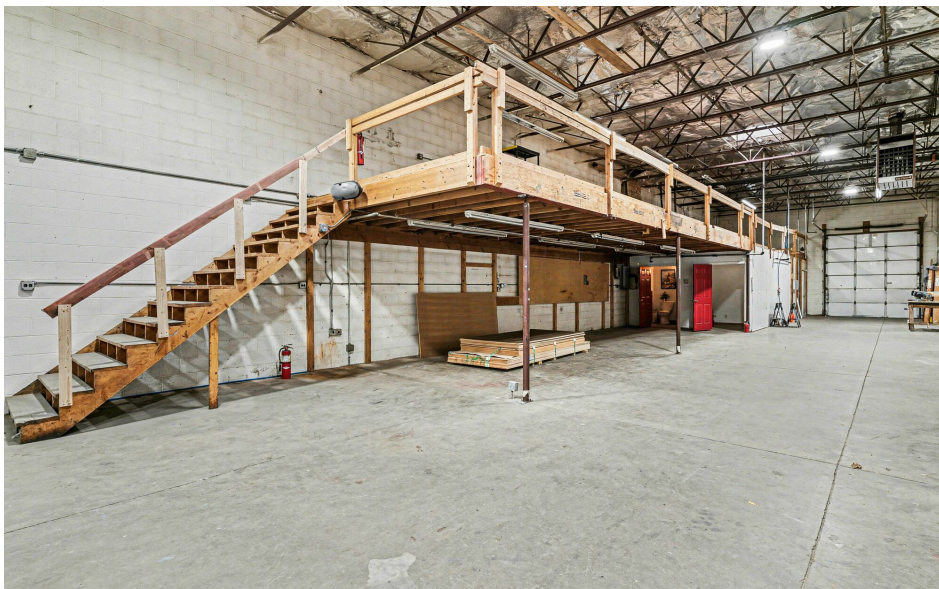
Sales Price: \$797,000

Condo Size: 3,312 SF



HENRY GROUP
REAL ESTATE

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INDUSTRIAL CONDO FOR SALE – GOLDEN, CO

This 3,312 SF industrial condo at 16015 W 4th Avenue, Unit 1 offers 18' clear ceilings, a 12' x 10' drive-in door, and four dedicated parking spaces. A ±1,000 SF structural mezzanine provides additional functional space. Interior features include LED lighting, 220V 3-phase power, full sprinkler coverage, and a paint booth—ideal for specialized industrial or flex users.

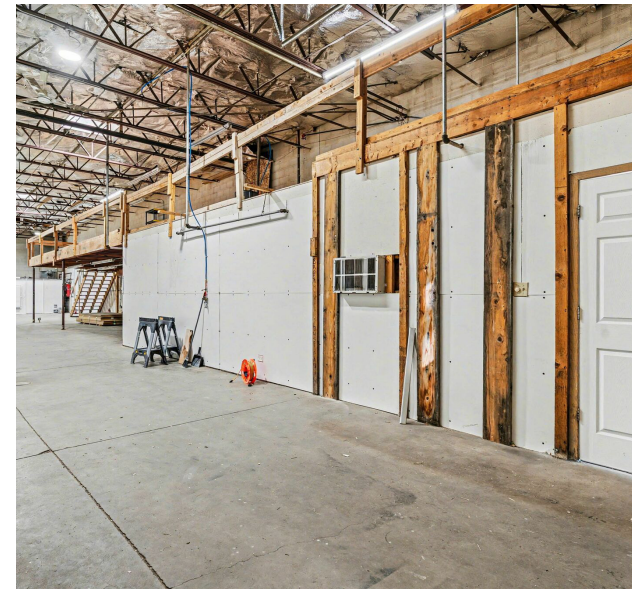
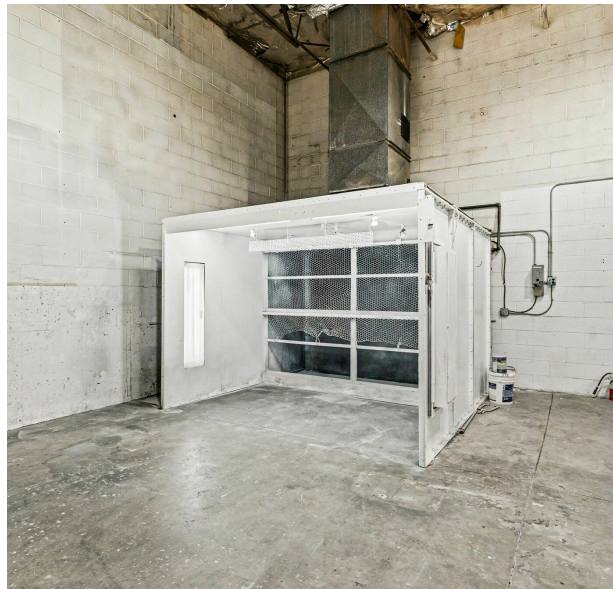
Located in Golden, Colorado, the property provides excellent access to Highway 58, U.S. 6, and I-70, ensuring efficient connectivity to Denver and the greater metro area. The site is near Downtown Golden, established industrial and flex corridors, and amenities along West Colfax Avenue, offering a strategic foothills location with strong regional access.

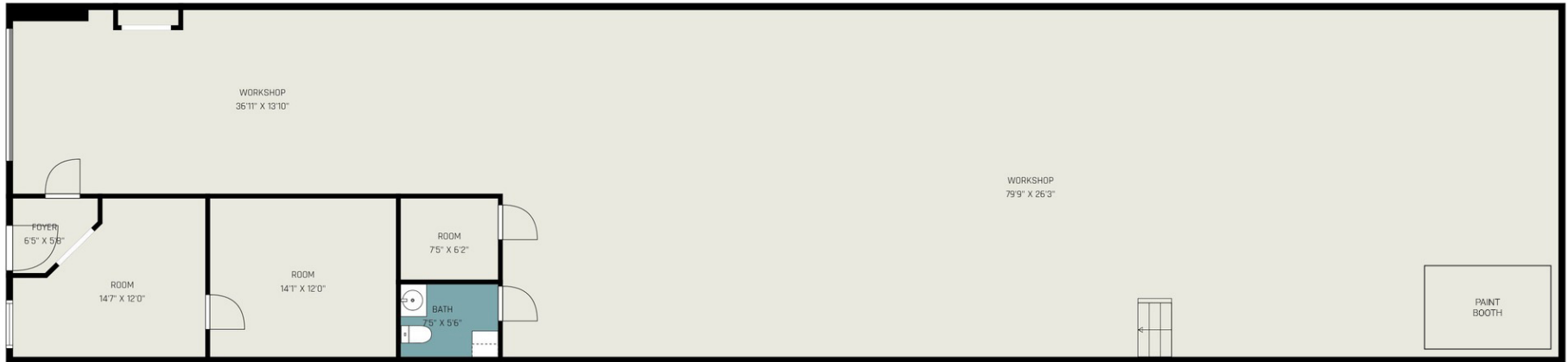
PROPERTY HIGHLIGHTS

- **Well-Designed Industrial Condo:** Approximately 3,312 SF of functional space with an additional ~1,000 SF structural mezzanine, providing valuable extra usable area.
- **Flexible Use Potential:** Layout and infrastructure make the unit ideal for a variety of industrial, flex, or trade-oriented users.
- **Strong Clear Height:** 18-foot clear ceilings support a wide range of industrial, flex, and light manufacturing uses.
- **Efficient Access:** 12' x 10' drive-in door allows for convenient vehicle and equipment access.
- **Installed Paint Booth:** Rare improvement offering a major advantage for paint, finishing, or specialty manufacturing operations.
- **Operational Conveniences:** Fully sprinklered for safety and compliance, energy-efficient LED lighting throughout, and four (4) dedicated parking spaces for staff and visitors

OFFERING SUMMARY

Address	16015 W 4th Ave, Unit 1 Golden, CO 80401
Condo Size	3,312 SF
Sales Price	\$797,000
Zoning	M-2, Mixed Use
Year Built	1983
2025 Taxes	\$14,594.04
Clear Height	18'
Loading	1 Drive-in 12'x10'
Parking	4 (four) Dedicated Parking Spaces
Power	220 Volt 3 Phase
Other Features	Sprinklered, LED Lighting, Paint Booth





Main Level



Mezzanine Level





DOWNTOWN GOLDEN

SOUTH TABLE MOUNTAIN PARK



FOSSIL TRACE GOLF CLUB

NREL SCIENCE & TECHNOLOGY FACILITY

SPRING HILL SUITES

W COLFAX AVE

WHOLE FOODS



S GOLDEN RD

STEVINSON CHEVROLET

TARGET

6

**AutoNation
SUBARU
CHRYSLER JEEP**

COLORADO MILLS MALL

INDIANA ST

STEVINSON TOYOTA WEST

SUBJECT PROPERTY

W 6TH AVE

**THE HOME DEPOT
cm
KOHL'S**

JEFFCO FAIRGROUNDS

UNION SQUARE

**COMMONSPIRIT
ST. ANTHONY HOSPITAL**

**RED ROCKS
COMMUNITY COLLEGE**



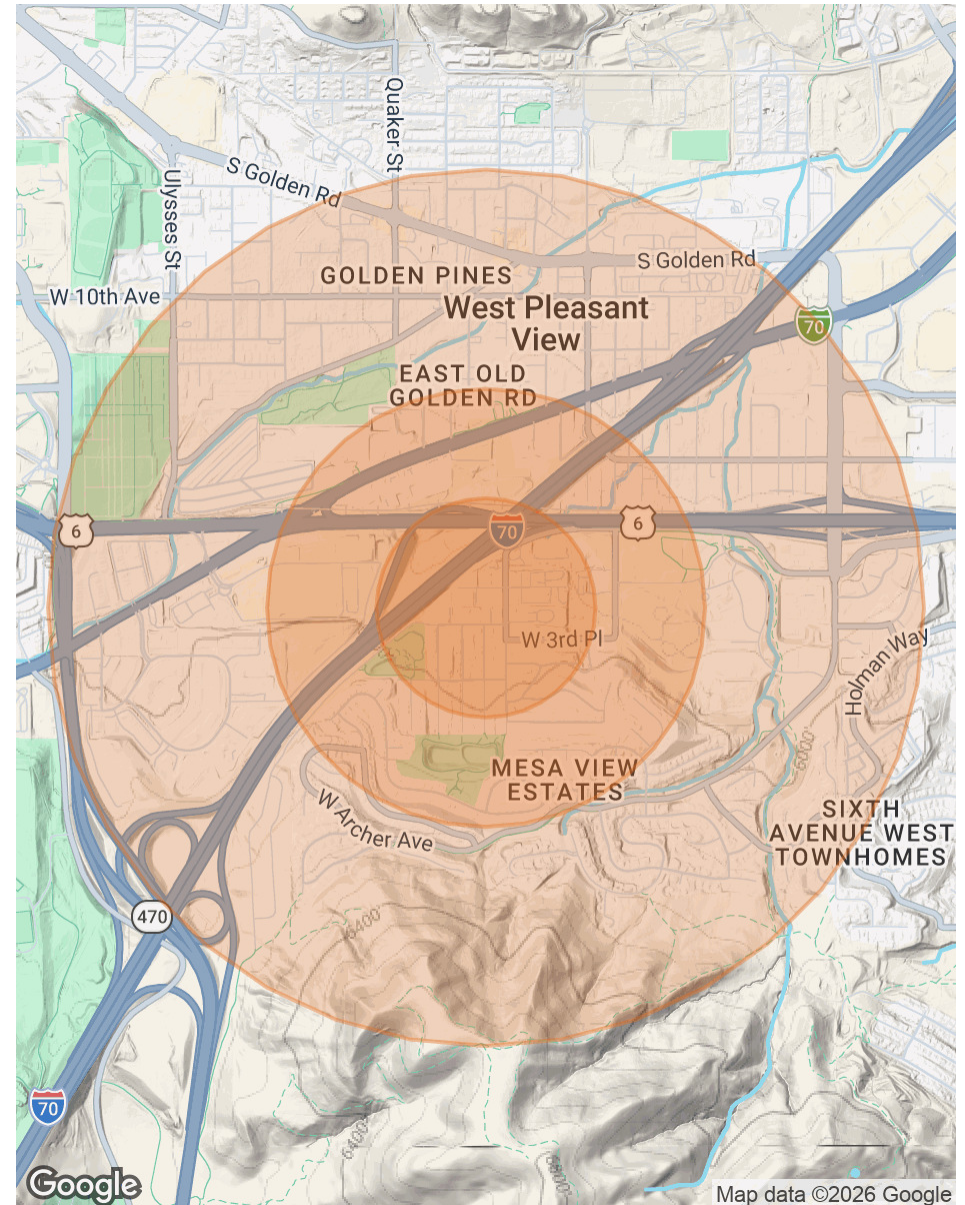
KING SOOPERS

S UNION BLVD

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	822	1,774	6,145
Average Age	39.7	38.6	36.6
Average Age (Male)	39.7	38.1	34.5
Average Age (Female)	39.2	38.2	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	296	662	2,444
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$135,873	\$131,405	\$116,004
Average House Value	\$401,720	\$332,534	\$456,943

* Demographic data derived from 2020 ACS - US Census



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