

4624

TECHNOLOGY DR

GOLDEN, CO 80403

\$5,000/AC/MONTH (NNN)

INDUSTRIAL YARD • LEASE RATE



±1.28 AC YARD AVAILABLE FOR LEASE
OUTDOOR STORAGE ALLOWED

SUBJECT PROPERTY
4624 TECHNOLOGY DR

58

MCINTYRE ST

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	4620 & 4624 Technology Dr
City, State, Zip	Golden, CO 80403
Available Yard Size	±55,757 (1.28 AC)
Lot Size	±77,385 SF (1.78 AC)
Yard Lease Rate	\$5,000/ month per AC
Taxes (2025)	\$15,155

PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present 4620–4624 Technology Drive, a rare ±1.28 AC outdoor storage yard opportunity located in the Coors Technology Center in Golden, Colorado. The site provides excellent access to Hwy 58, I-70, McIntyre Street, and Youngfield Street, making it well-suited for vehicle, trailer, equipment, and material storage users seeking a well-located yard in an established industrial park.

- ±1.28 AC outdoor storage yard available
- Outdoor storage allowed
- Excellent access to Hwy 58, I-70, McIntyre Street, and Youngfield Street
- Located in Coors Technology Center
- Suitable for vehicle, trailer, equipment, or material storage
- Professionally managed property
- Easy access to the Denver metro and West Denver industrial corridor



AVAILABLE YARD





SAM LEGER

CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE
303.512.1197 x226
gtrotter@uniqueprop.com