

655

MCINTYRE STREET (ALSO KNOWN AS 15611 W. 6TH AVE.)
GOLDEN, CO 80401 | UNINCORPORATED JEFFERSON COUNTY



South side facing Highway 6

OWNER/USER INDUSTRIAL

PRICE REDUCED For Sale: ~~\$5,600,000~~ **\$4,950,000**

For Lease: Inquire with Broker **\$4,700,000**

655 McIntyre Street, a.k.a. 15611 W. 6th Avenue, offers the unique features of visibility to Highway 6, a high bay clear span warehouse, drive-in and dock high loading, fenced yard and ease of access to Highway 6, Highway 40 and I-70.

PROPERTY DETAILS

Building SF 24,810 SF per County Record

Site Size 1.39 Acres

Clear Height 30' - 33'6"

Electrical 600 Amp 480 Volt 3 Phase

Loading 1 - 14' x 14' Drive-In

1 - 12' x 14' Drive-In

1 - 12' x 14' Dock High

Zoning Jefferson County I-3

Highway Exposure I-70 Traffic Counts: 77,000 vehicles per day
Hwy. 6 Traffic Counts: 62,000 vehicles per day

Offered Exclusively By:

CHRIS BALL

Broker

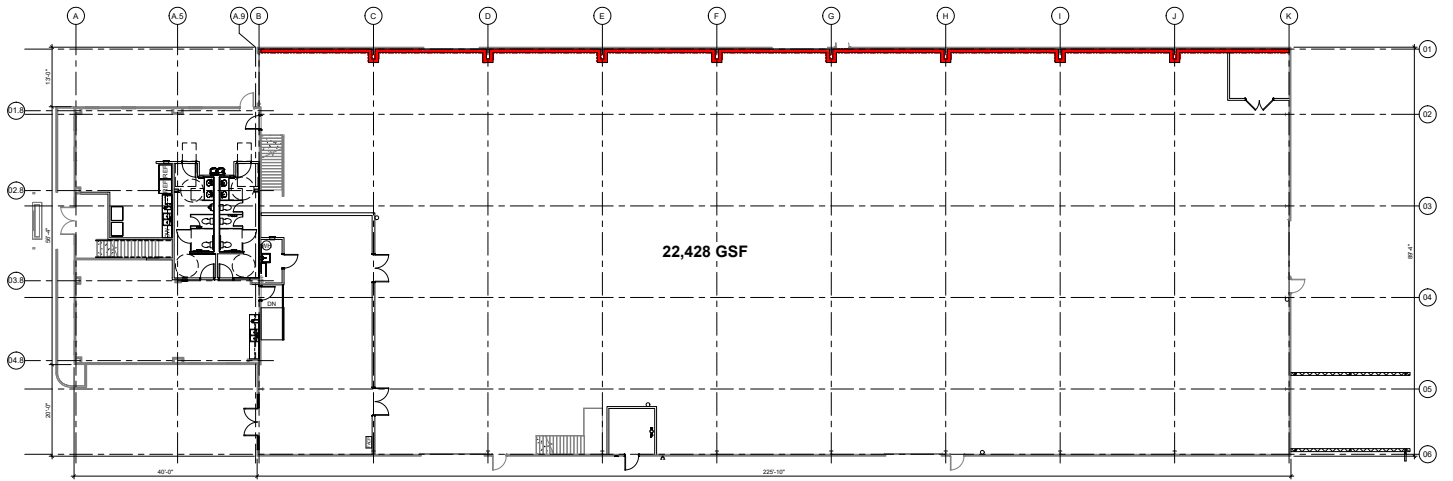
303.332.6954

chris@ballprop.com

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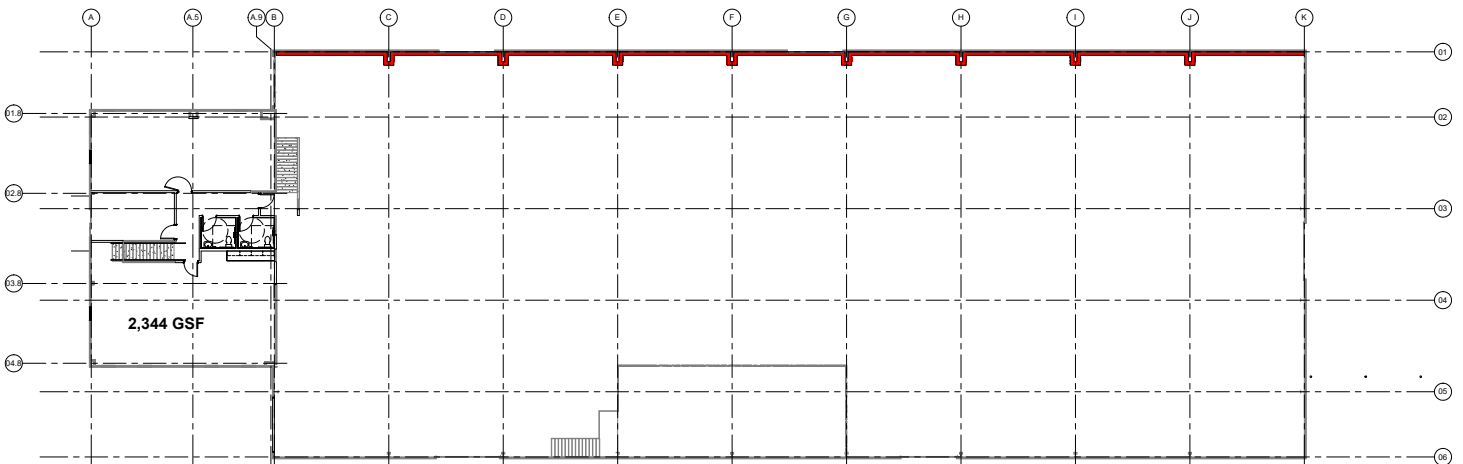
FIRST FLOOR



① FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR

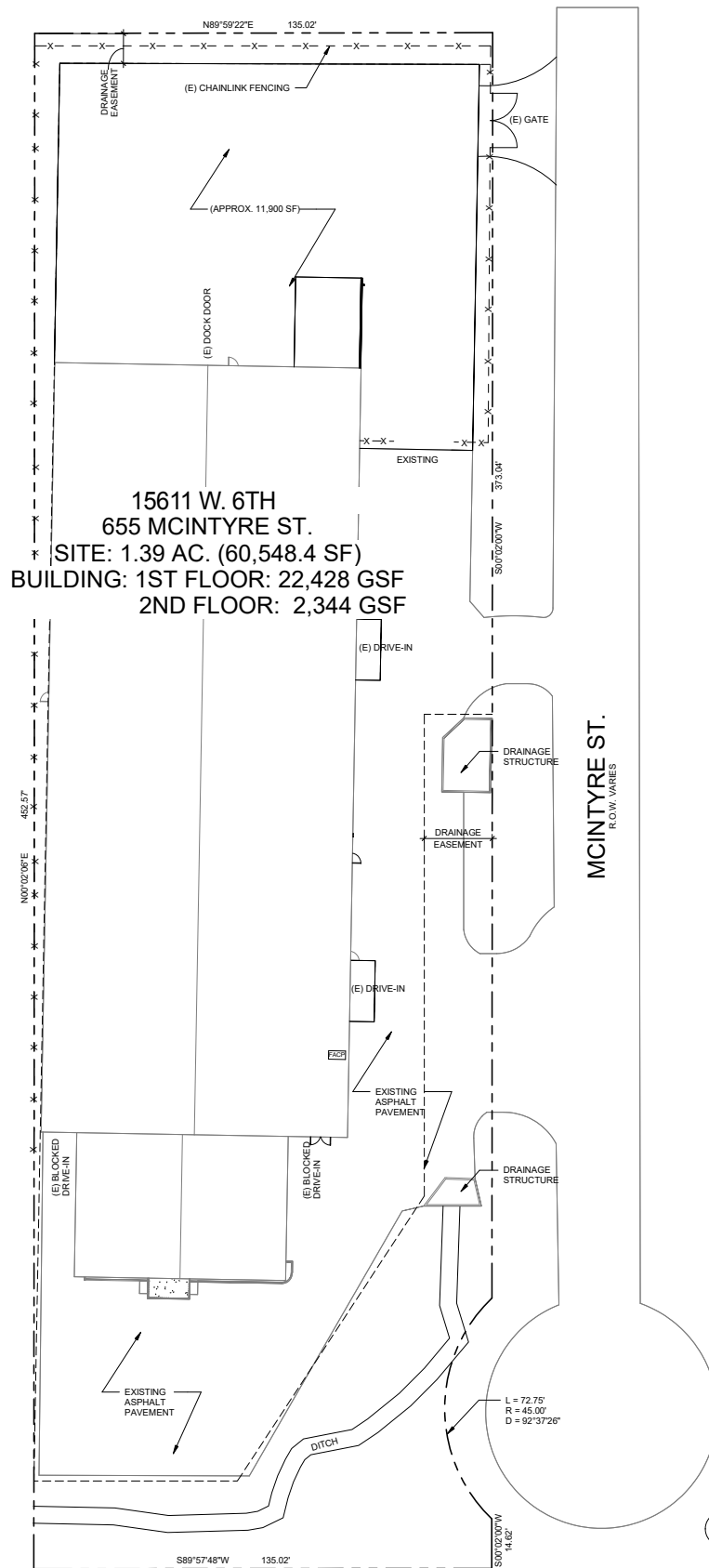


② SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



SITE PLAN



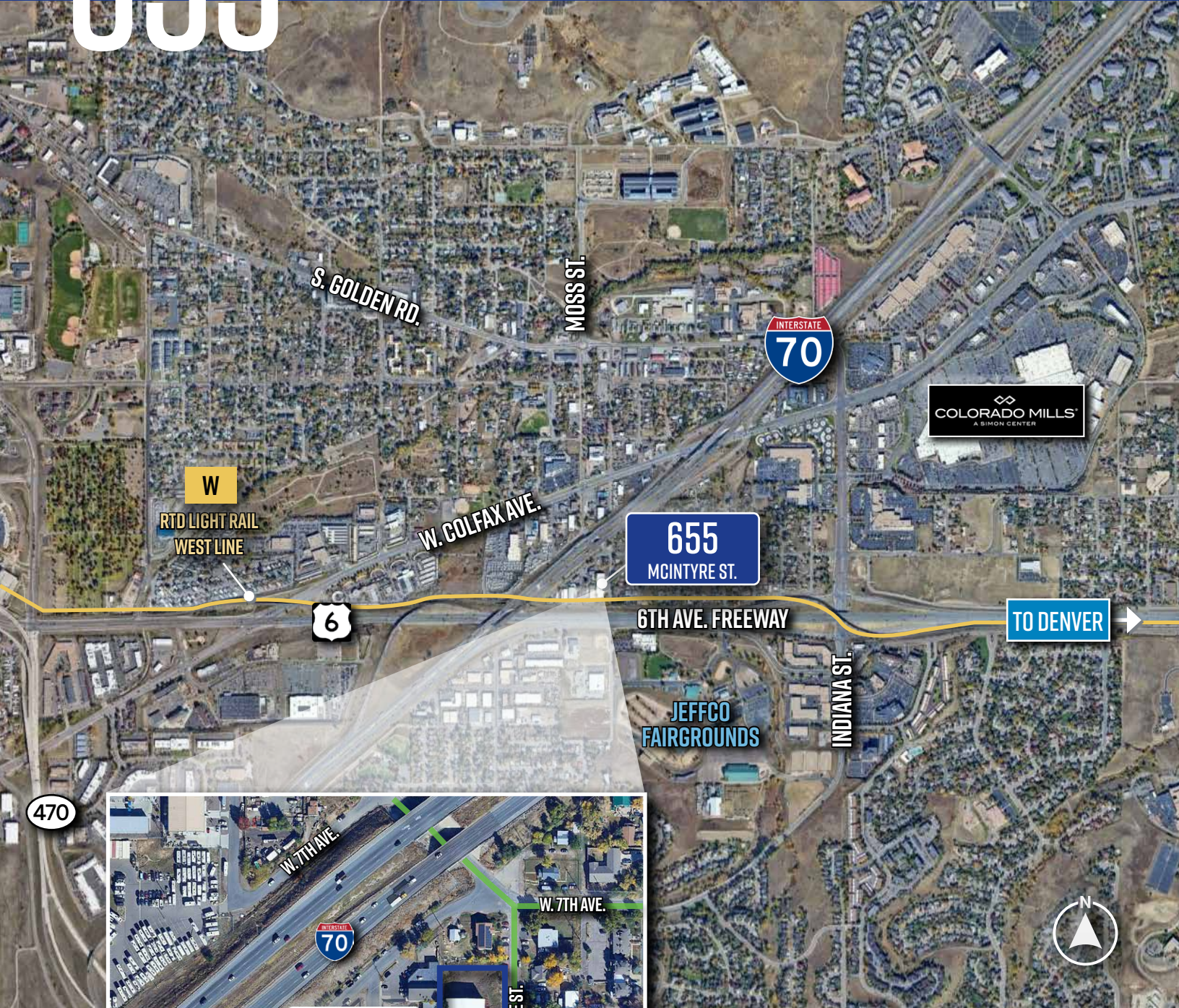
1 SITE PLAN

SCALE: 1" = 20'-0"

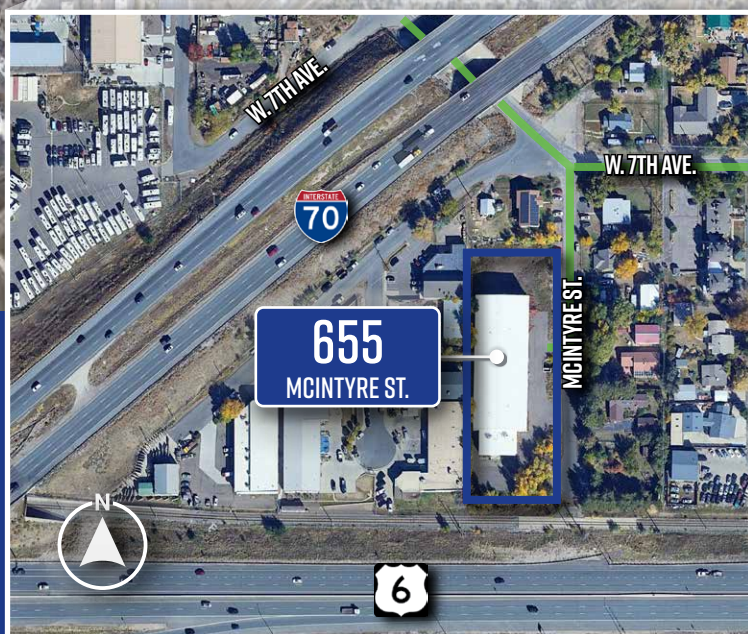


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CONTACT



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.