



## SMALL BAY INDUSTRIAL SPACE FOR LEASE

13201 W 43rd Drive, Golden, CO 80403

Available Space: 1,250 SF to 3,500 SF  
Lease Rate: \$20.75/SF to \$22.00/SF NNN



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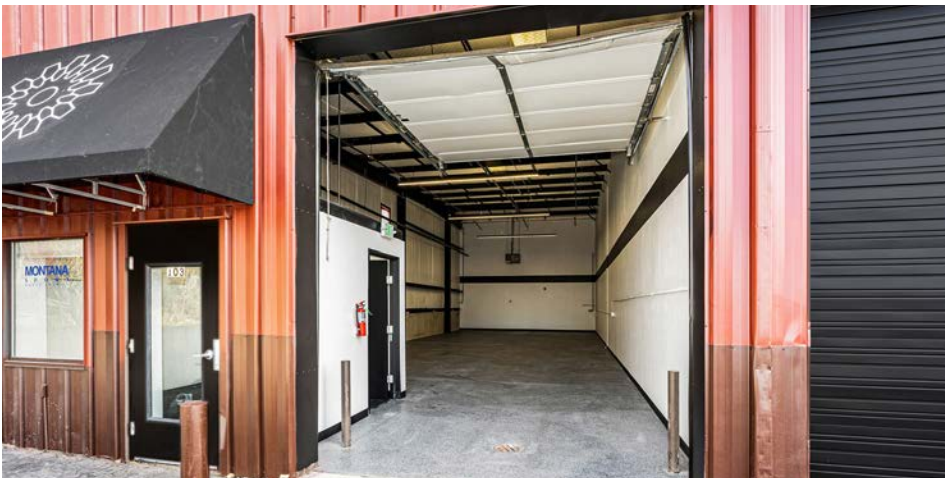


## OFFERING SUMMARY

|                           |                                        |
|---------------------------|----------------------------------------|
| Building Name             | Shift Industrial - Golden              |
| Address                   | 13201 W 43rd Drive<br>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                        |

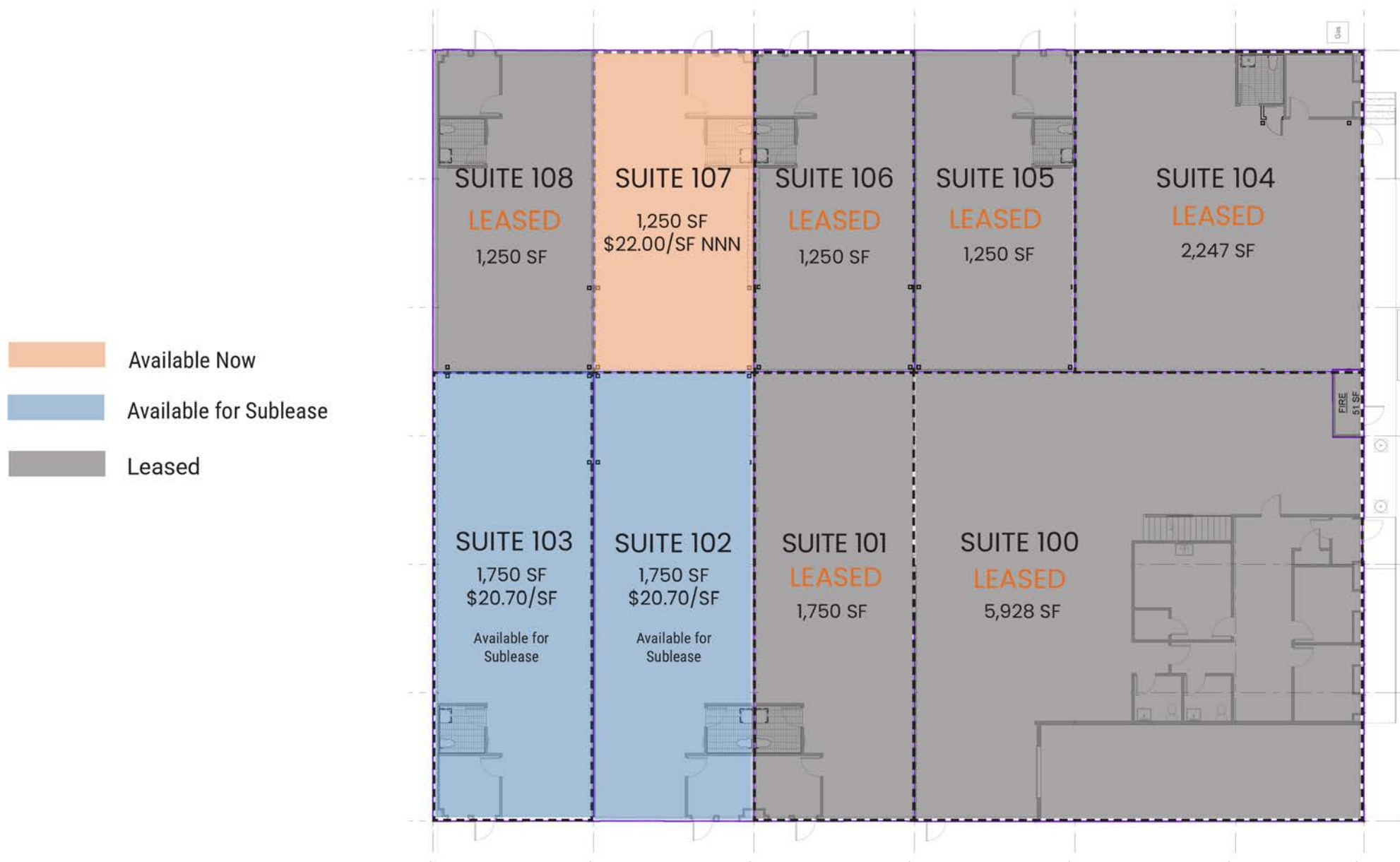
## AVAILABLE SPACE

| 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        |
| Suite 107       | 1,250 SF    | \$22.00/SF | Available Now                |

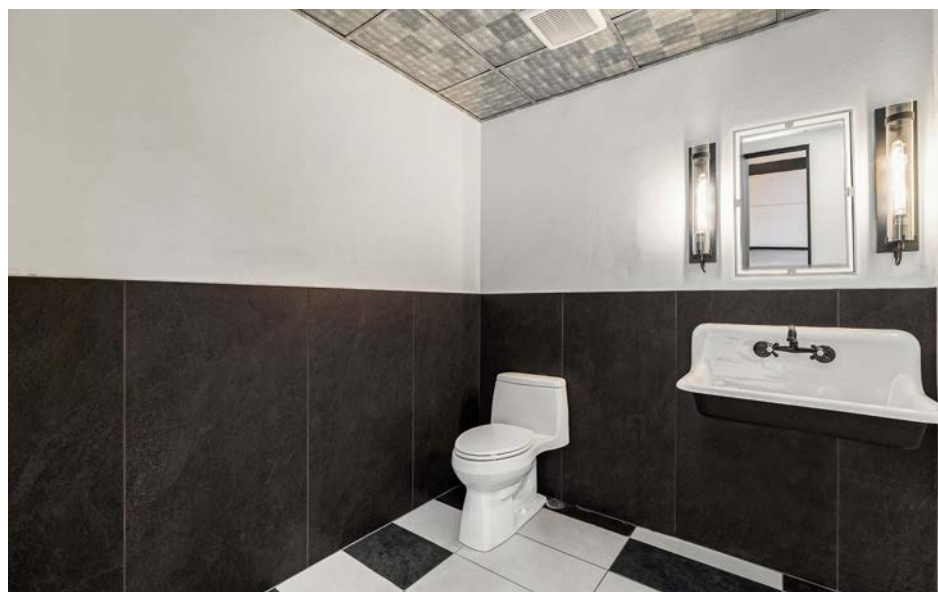


## PROPERTY HIGHLIGHTS

- 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.





















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