



FOR SALE

Industrial/Flex Unit

\$340,000

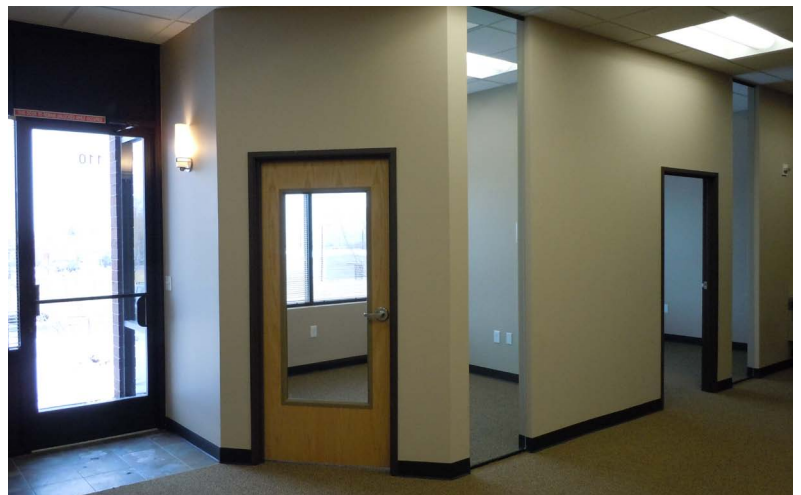
2,100 SF Flex Condo

This quality brick building was constructed by MIE Properties, Inc. in 2007. Unit 110, 2,100 SF, is available for sale and is newly finished and ready for occupancy. MIE Properties, Inc. enjoys an excellent reputation as the developer/owner of most buildings in Golden's Corporate Center.

This property is ideally located at the confluence of several major highways: Interstate 70, C-470, US Highway 40 (Colfax) and US Highway 6 (West 6th Avenue) thereby offering immediate access to all Denver metro areas, Boulder, as well as, Evergreen and Genesee. The location is also convenient to world-class ski areas and the gambling communities of Black Hawk and Central City.

Unit Finishes:

- Aluminum frames and solex storefront glass
- 14' Clearance
- 120/208 Volt, 200 amp, 3 phase
- 10' x 12' Drive-in door
- Sprinklered
- Parking ratio is 4 spaces per 1,000 SF
- 2 Private offices
- 1 Handicap restroom
- 1 Coffee bar
- Carpeted, acoustic ceiling throughout office
- Upgraded lighting in office



Office area

Owner's association fees for 2011 - \$1.89/SF

For more information, please contact:

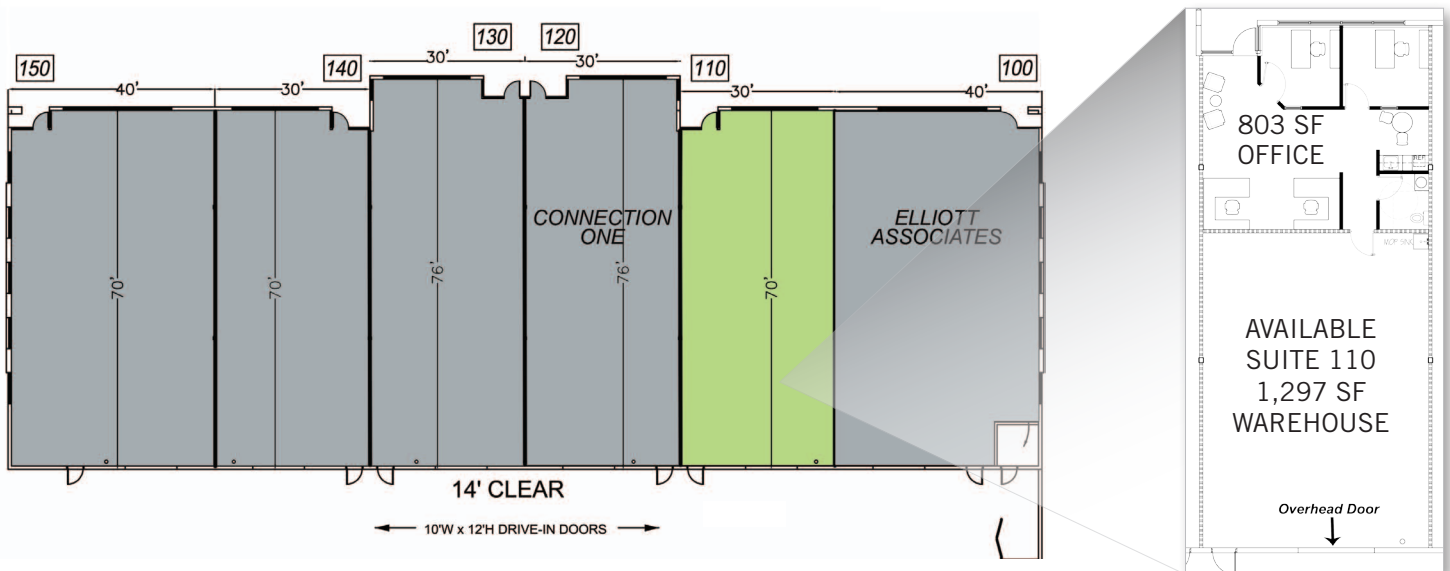
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Listing #20434

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