

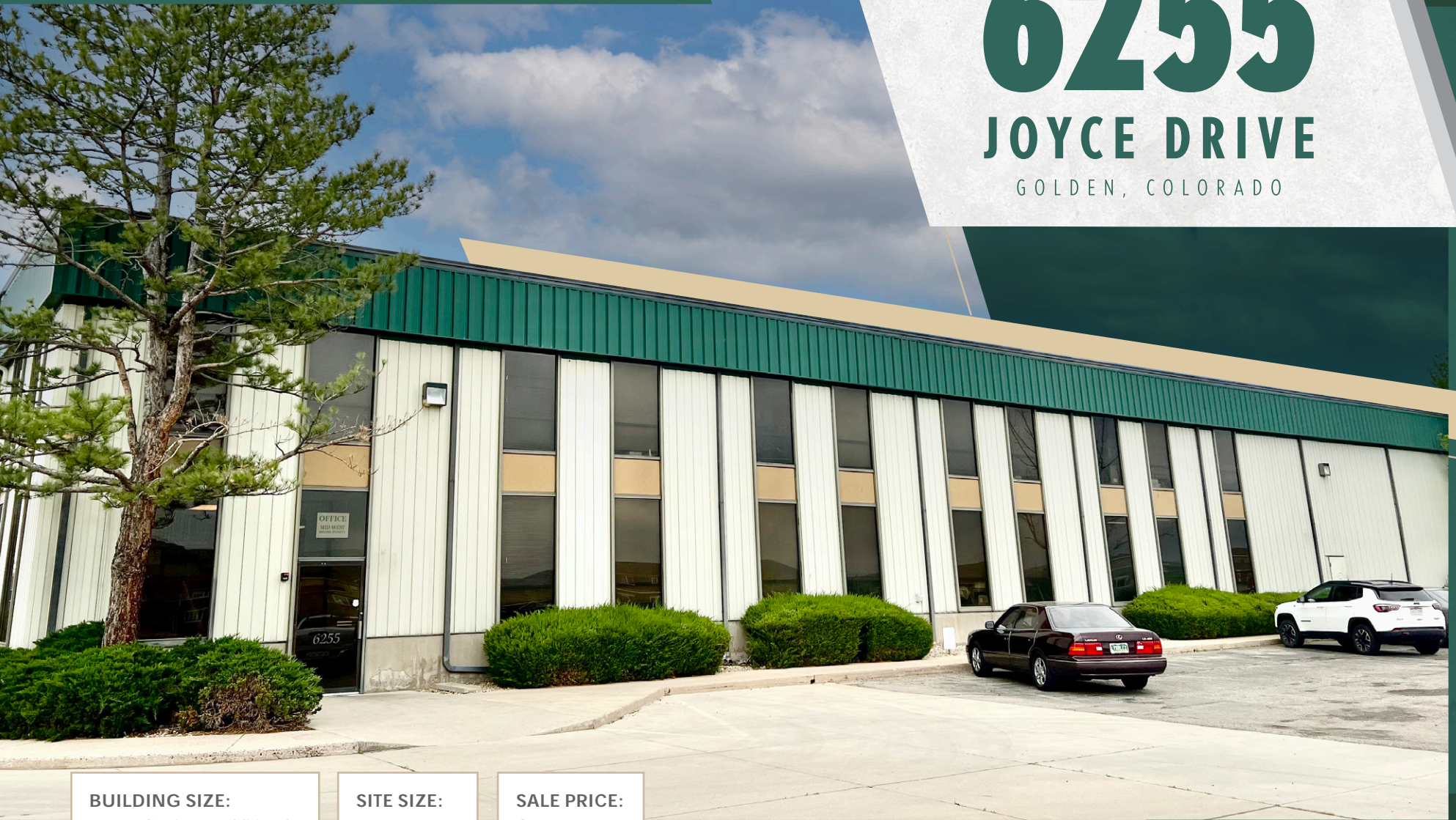
FOR SALE

CRANE-SERVED MANUFACTURING BUILDING

6255

JOYCE DRIVE

GOLDEN, COLORADO



**BUILDING SIZE:**

75,192 SF plus an additional  
15,680 SF of mezzanine

**SITE SIZE:**

5.06 acres  
(220,488 SF)

**SALE PRICE:**

Contact  
Broker



# 75,192 SF CRANE-SERVED MANUFACTURING BUILDING FOR SALE

6255 Joyce Drive, Golden, Colorado



## PROPERTY HIGHLIGHTS:

- Rare, freestanding building in Golden, CO
- Extremely heavy power (3-phase)
- 3 ton Crane (17 ft hook height)
- 1 monorail crane
- Skylights
- Newer roof
- -Updated warehouse lighting (LED)
- Well distributed power/ busbars
- 16 miles to downtown Denver
- 36 miles to DIA
- Paved site



## PROPERTY DETAILS:



BUILDING SIZE: **75,192 SF PLUS 15,680 SF OF MEZZANINE AND OFFICE**



SITE SIZE: **5.06 ACRES**



OFFICE: **±12,000/SF ON TWO LEVELS**



COUNTY: **JEFFERSON**



YOC: **1977 WITH AN ADDITION IN 1998**



TAXES: **\$263,217.10 (2021)**



POWER: **HEAVY 3-PHASE (TO BE VERIFIED)**



ZONING: **MX-S**



LOADING: **(3) DOCK-HIGH DOORS AND (1) 14' X 13' DRIVE-IN DOOR**



AC/HEAT: **GAS FORCED HEAT & SWAMP COOLERS IN WAREHOUSE, FULLY TEMPERATURE CONTROLLED IN OFFICE (A/C)**



CLEAR HEIGHT: **21'**  
COLUMN SPACING: **40 X 40**

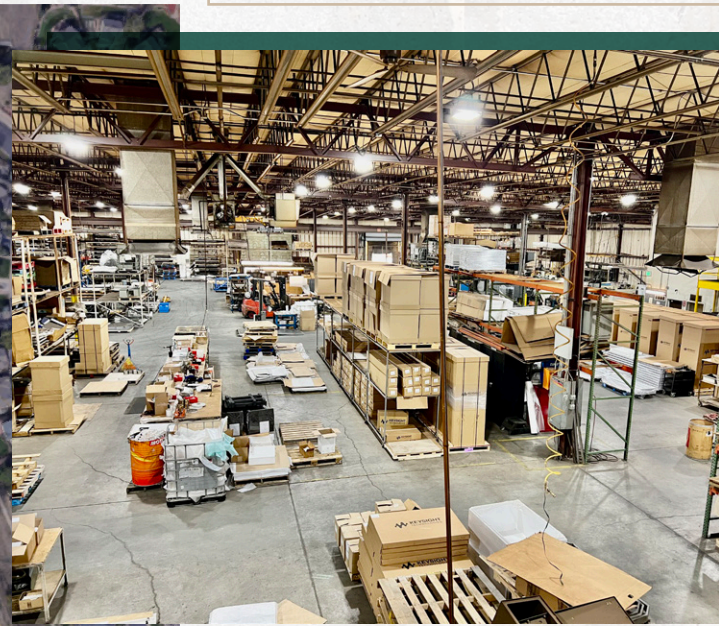


SPRINKLER: **FULLY SPRINKLERED**





# SITE OVERVIEW





# AREA OVERVIEW



**6255**  
JOYCE DRIVE  
GOLDEN, COLORADO



# 6255


## JOYCE DRIVE


GOLDEN, COLORADO


CONTACT:




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*Industrial Specialist / Owner*

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