

WAREHOUSE CONDOS FOR SALE OR LEASE

871 Brickyard Circle, Golden, CO 80403

- Sale price: From \$115/sf, cash discounts available
- Short and long term leases available
- Centrally located in Golden
- Direct access from I-70 and 6th Ave
- 14' to 20' wide drive-in doors with 65' wide drive aisles
- Private restrooms with electricity and heat in all units, sinks and/or restrooms in select units
- Back lot storage area available



"It was very easy to get a loan and our payment is 1/2 of what we used to pay in rent."

-Barb Griffith, Business Owner



"THE SMART ALTERNATIVE TO RENTING"



**Exclusively
Marketed by**

Carole Schumacher
303.541.1575
cs@brcrealestate.com

Bryan Hardman
303.541.1573
bryan@brcrealestate.com

BRC Real Estate
9331 Commerce Center St.
Suite A-1
Highlands Ranch, CO 80129
303.804.9800



Developed by:

Premises
PERSONALWAREHOUSE.COM

SAMPLE INVENTORY

Unit C1, C6, C7 & C11 (24' x 75') - 1,800 SF warehouse space with, electricity, bathroom, sinks, overhead heat and 17' drive in door.

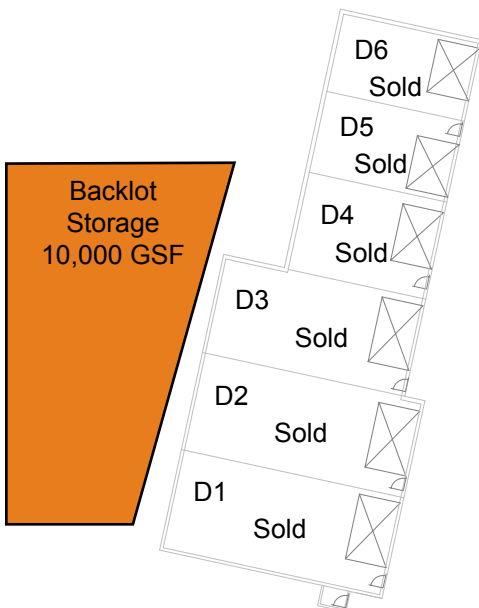
Unit C10 (24' x 75') - 1,800 SF warehouse space with assumable financing.

Backlot Storage - Approximately 10,000 gross square feet of graded backlot storage.

Assumable financing on Unit C10.



- **Customized Finishes** - Premises units are well-equipped with full insulation, lighting, power, climate control, communications, standard entry and large drive in doors.
- **Flexible Unit Types** - Amenities you need for your business or personal use from dry storage to private restrooms.



Building D

C8 - 1,800 SF Sold	
C9 - 1,800 SF Sold	
C10 - 1,800 SF Assumable	
C11 - 1,800 SF \$115/SF	
C12 - 1,800 SF Sold	
C13 - 1,800 SF Sold	
C14 - 1,800 SF Sold	

Building C - 1st Floor

C7 - 1,800 SF \$115/SF	
C6 - 1,800 SF \$115/SF	
C5 - 1,800 SF Sold	
C4 - 1,800 SF Sold	
C3 - 1,800 SF Sold	
C2 - 1,800 SF Sold	
C1 - 1,800 SF \$115/SF	

Building C - 2nd Floor