

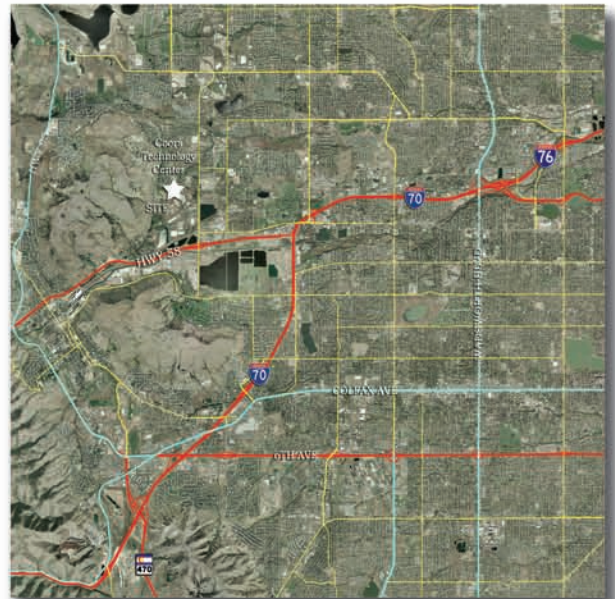
COORS TECHNOLOGY CENTER OFFICE / FLEX



16201 TABLE MOUNTAIN PARKWAY, GOLDEN, CO 80403

FOR LEASE / FOR SALE

- Planned New Industrial Building
- Building Size: 88,000/SF
- Building Plan has been approved
- Clear Height: 22' - Mezzanine available
- Parking Ratio 2.67/1,000 SF
- Available: 9-12 Months from Commitment by User
- Zoning: PUD Industrial
- Dual Substation Power Redundancy an option
- Site is 8.55 Acres
- 4 Dock-Hi Doors
- 2 Grade Level Drive-In Doors



FIVE MINUTES WEST FROM I-70 & HWY 58 FLYOVER

For more information
please contact:

Fred Baker
303.420.5662
fred.baker@ojalaco.com

Bob Smith
720.898.5863
bob.smith@ojalaco.com

5394 MARSHALL STREET, ARVADA, CO 80002

NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION.
TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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COORS TECHNOLOGY CENTER IS A 375 ACRE MASTER PLANNED BUSINESS PARK LOCATED 5 MINUTES WEST FROM I-70 AND HWY 58 FLYOVER. CURRENT USERS IN THE PARK INCLUDE: MOLSON-COORS, VW/AUDI, BALL CORPORATION, COORS TEK, THE KONG COMPANY, FULCRUM PUBLISHING, GAMING LABORATORIES INC, AND MANY MORE.

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