

501 MCINTYRE STREET, GOLDEN, CO

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	501 McIntyre Street, Golden, CO
Owner/ Representative	McIntyre LLC
Size	31,900 square feet
Zoning	Industrial M-1 (Manufacturing)
Preferred Industry	Manufacturing
Asking Price	Lease rate is \$10 - 11 per square foot/NNN, 5 year lease term
Highway Access	<1 mile from I-70, ~9 miles to I-25, <1 mile (0.2) to Highway 6
Air Access	36 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. Two meters: 480V 3phase 1,200 amps; 480v 3phase 1,000 amps
Natural Gas	Xcel Energy. 2" PE, 20 PSIG
Water	Consolidated Mutual Water Company. 2" water main.
Sewer	Pleasant View Water & Sanitation District. One 4" pipe and one 6-8" pipe.
Telecom/Fiber	Comcast Business. Analog and digital services, speeds up to 1 gig.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

**Economic Development Contact:****Name:**

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