



REDUCED RATE! NOW \$18/SF/YR

SMALL BAY INDUSTRIAL FOR LEASE

16010 W 5th Ave, Golden, CO 80401

Available: Unit 1

Available Space: 1,848 SF

Lease Rate: ~~\$3,850/Month | \$20 SF (\$5/SF NNN's)~~
\$3,542/Month | \$18 SF (\$5/SF NNN's)



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SMALL BAY INDUSTRIAL FOR LEASE IN GOLDEN, CO

Henry Group Real Estate is proudly offering newly renovated small-bay industrial suites for lease in Golden, CO. Ideal for small businesses searching for great highway access in a quiet industrial park under new, local ownership. Meticulously renovated, all available spaces have floor drains, 12' overhead doors, restrooms, kitchenettes, and an air conditioned office.

PROPERTY HIGHLIGHTS

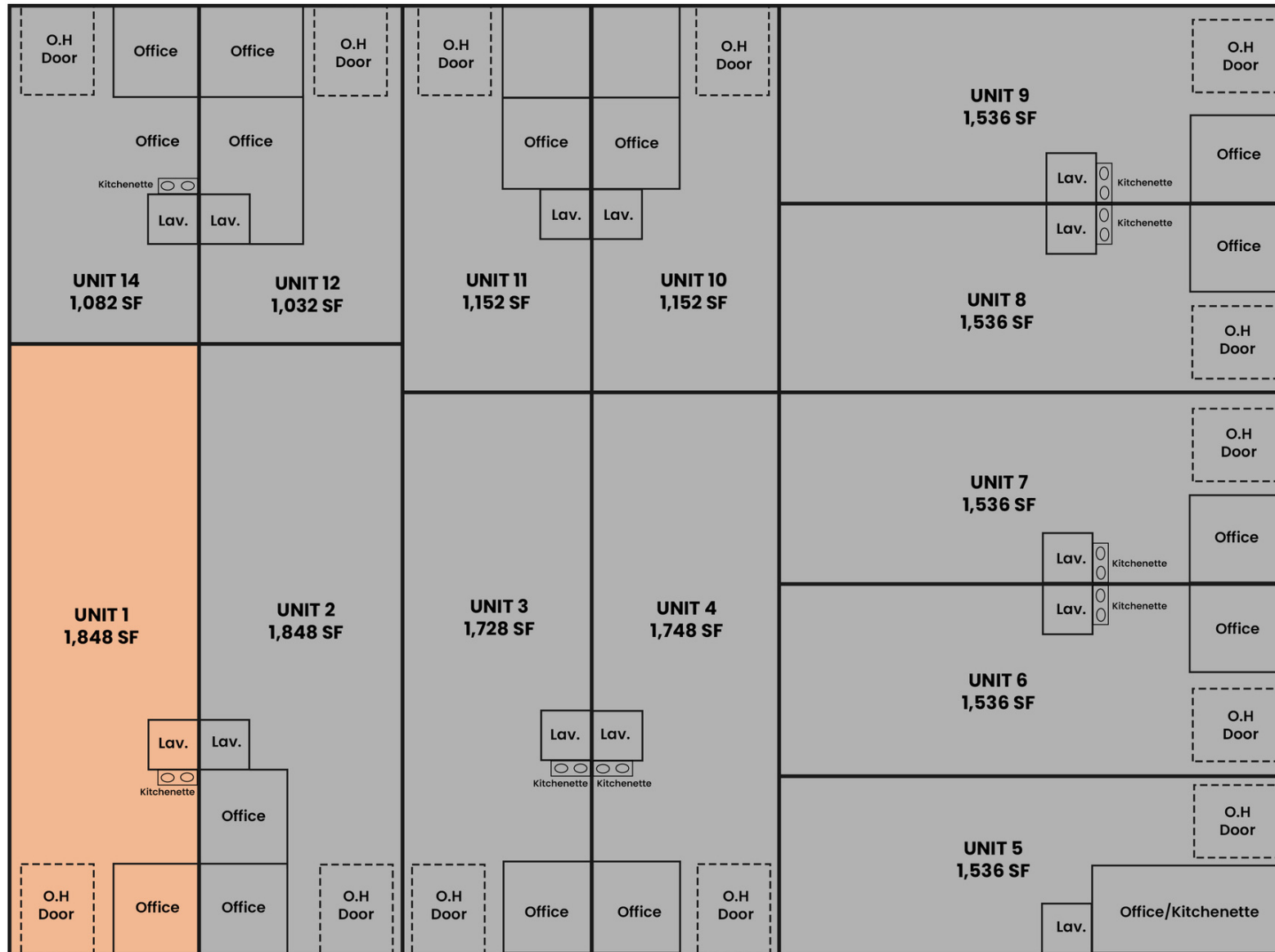
- Kitchenettes come with refrigerator, microwave, and coffee machine.
- New renovations include: LED lighting, new bathroom fixtures and finish, new office finish, new paint on interior and exterior
- Floor drains in each unit.
- **Landlord will install a dust collector, ideal for woodworkers.**
- Landlord to provide signage with tenant's business logo.
- ADA accessible.
- **No annual base rent increases**

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RATE!
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SMALL BAY INDUSTRIAL FOR LEASE IN GOLDEN, CO

Property Address	16010 W 5th Ave, Golden CO 80401
Building SF	19,200 SF
Clear Height	14'
Drive-In Doors	12'
Zoning	M-2
Power	3-Phase 100 Amp
Available Unit	Unit 1
Available Space	1,848 SF
Lease Rate	\$3,542/Month \$18/SF/YR (\$5/SF NNN's)



- AVAILABLE
 - LEASED









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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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