



W O R K W E L L<sup>®</sup>



# Industrial Flex Space For Lease

6th Avenue Business Park is conveniently located at the southwest corner of West 6th Avenue and Indiana Street offering easy access to 6th Avenue, I-70 and C-470 and just 15 short minutes to the downtown Denver central business district.

## 6TH AVENUE BUSINESS PARK

**14818 W. 6TH AVE., GOLDEN, CO 80401**

### INFORMATION – UNIT 1A-5A

Available:	Immediately
Size:	3,441 SF - 16,265 SF
Office:	40%
Warehouse:	60%
Base Rate:	\$15.00/SF NNN
2026 NNN:	\$7.61/SF
Monthly Rent:	\$6,245.42 - \$29,521
Loading:	Five (5) Docks (1 Ramped)
Clear Height:	Minimum of 12'5"
Parking:	2.18/1000
Power:	120 Amp/208V
Zoning:	PUD/Unincorporated Jefferson County

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# 6th Avenue Business Park

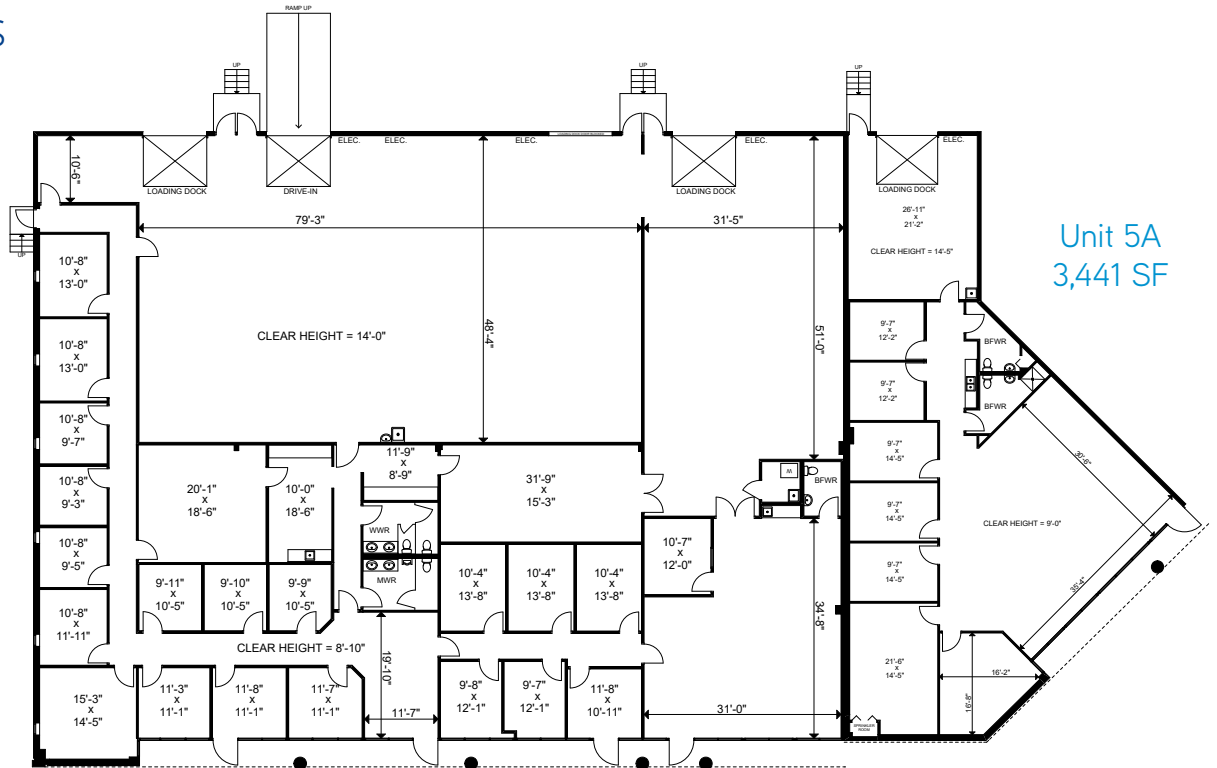
14818 W. 6th Avenue | Golden, CO 80401

## Units 1A-5A

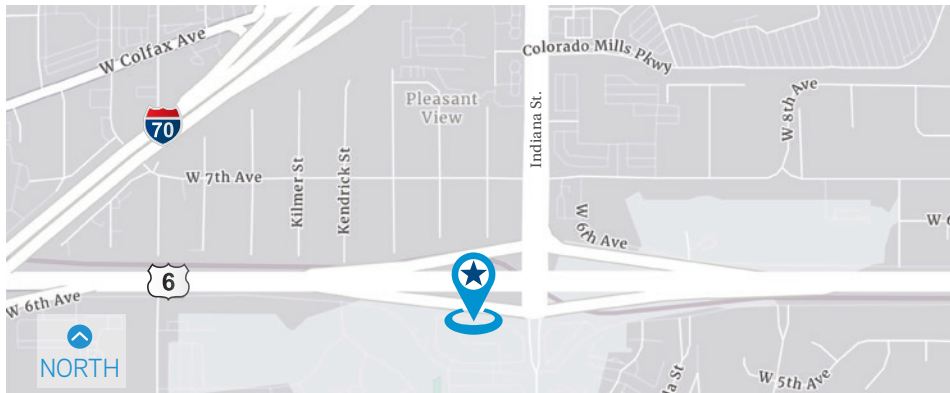


### FloorPlans

Unit 1A-4A  
12,824 SF



Unit 5A  
3,441 SF



### Contact us:

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