



SMALL BAY INDUSTRIAL FOR LEASE

16010 W 5th Ave, Golden, CO 80401

Available: Unit 1

Available Space: 1,848 SF

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



CJ Toohey Broker Associate | cj@henrygroupre.com | 925.872.9242

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.

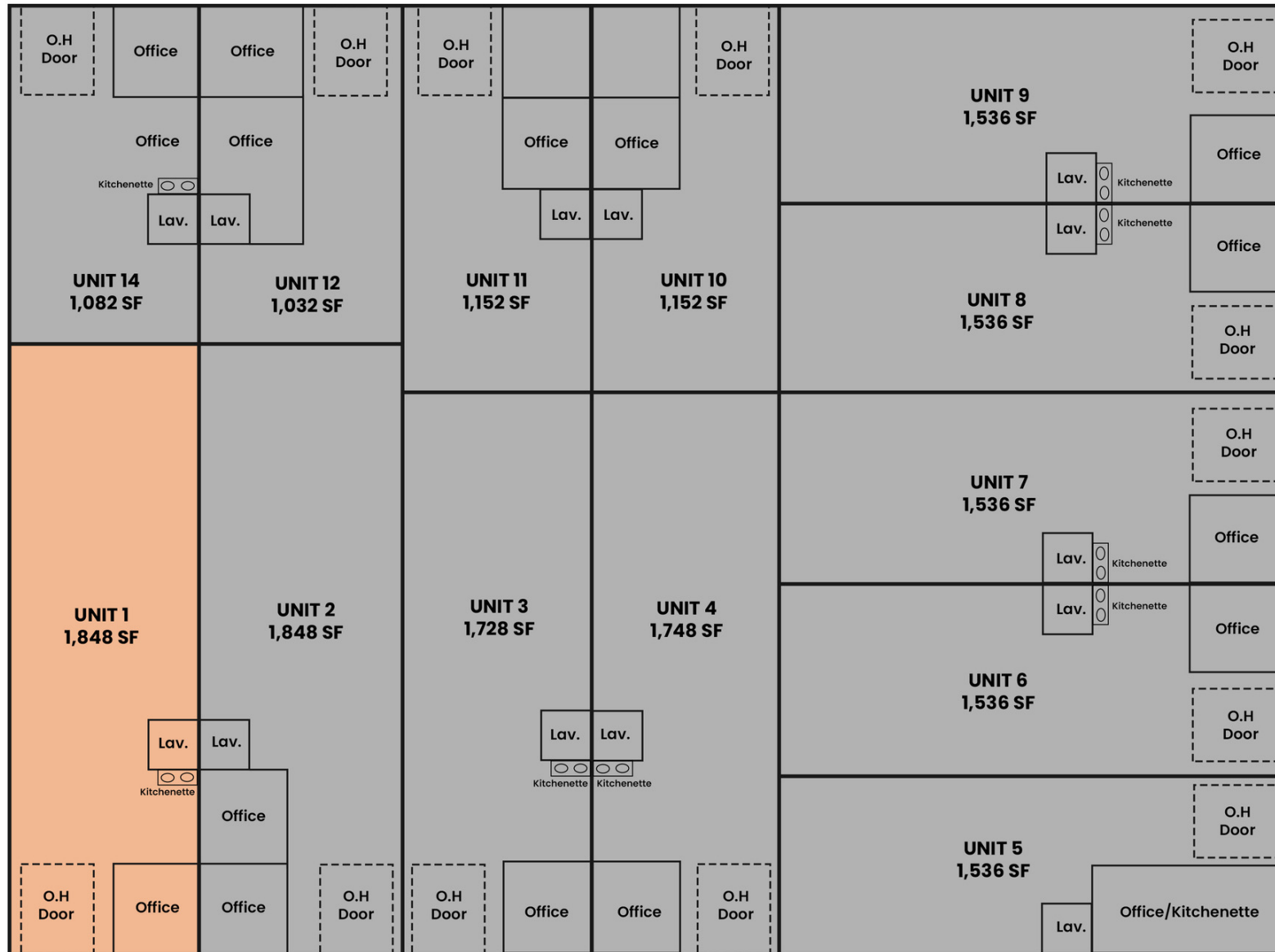
PROPERTY HIGHLIGHTS

- 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**



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









CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com