

SMALL BAY INDUSTRIAL FOR LEASE

16010 W 5th Avenue
Golden, CO 80401



CJ Toohy
Broker Associate
cj@henrygroupre.com
925.872.9242

OFFERING SUMMARY

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. Call the listing agent to set up your tour today.

PROPERTY HIGHLIGHTS

- 2024 no CAM charges, tenant only pays pro rata taxes and property insurance plus utilities (separately metered).
- No annual base rent increases.
- 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.

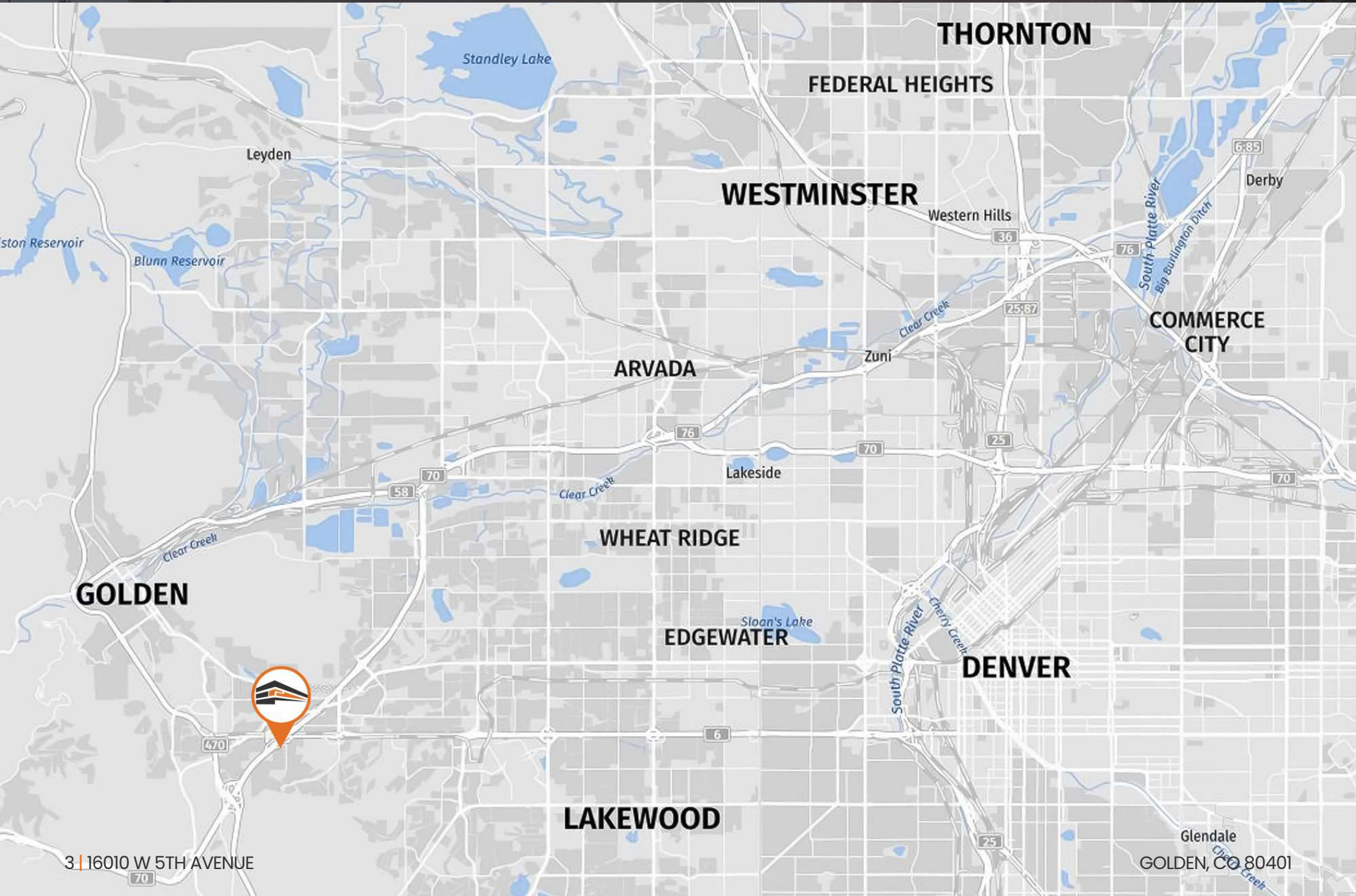
AVAILABLE SPACES

UNIT	SIZE	DATE AVAILABLE	LEASE RATE
Unit 2	1,848 SF	Available Now	\$18/SF (\$4/SF NNN)
Unit 3	1,728 SF	Available Now	\$18/SF (\$4/SF NNN)
Unit 4	1,748 SF	Available Now	\$18/SF (\$4/SF NNN)
Unit 10	1,152 SF	Q1 2025	\$18/SF (\$4/SF NNN)
Unit 11	1,152 SF	Q1 2025	\$18/SF (\$4/SF NNN)
Unit 14	1,082 SF	Q1 2025	\$18/SF (\$4/SF NNN)



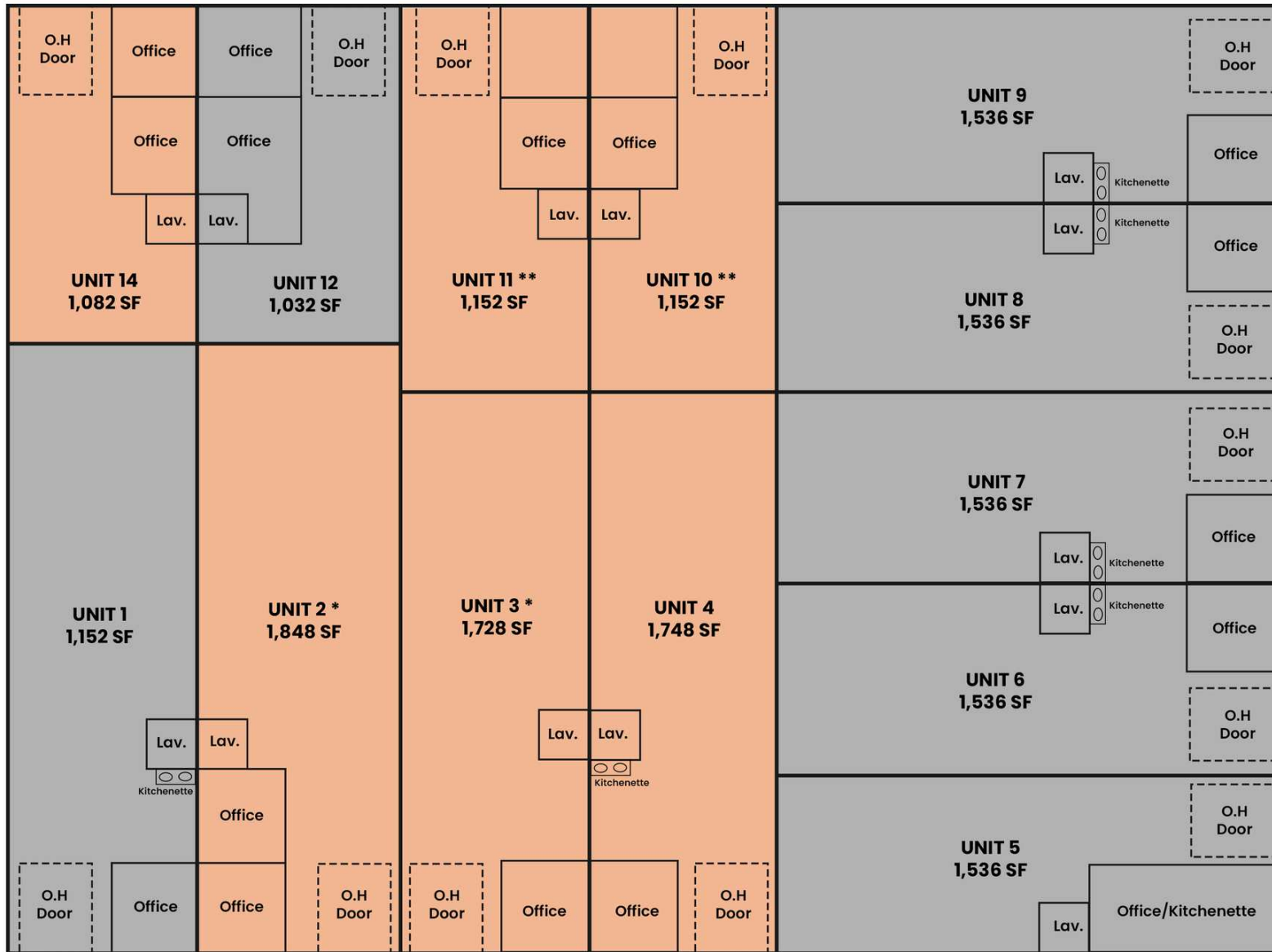
Property Address	16010 W 5th Ave, Golden, CO 80401
Available Space	1,082 SF – 8,710 SF (Max. 3,576 SF Contiguous)
Lease Rate	\$18/SF (\$4/SF NNN)
Building SF	19,200 SF
Clear Height	14'
Drive-In Doors	12'
Year Built	1984
Zoning	M-2
Power	3-Phase 100 Amp

* Units 2 & 3 may be combined for 3,576 SF



3 | 16010 W 5TH AVENUE

Glendale
GOLDEN, CO 80401



*Units 2 & 3 may be combined for 3,576 SF

**Units 10 & 11 may be combined for 2,304 SF

- AVAILABLE - LEASED



AutoNation
AUTONATION CHRYSLER
JEEP WEST
AUTONATION SUBARU
WEST

SEASONED SWINE BBQ

CHICK-FIL-A

COLORADO MILLS

STEVINSON TOYOTA WEST

**MOUNTAINSIDE ESTATES
MANUFACTURED HOMES**

**DULUTH TRADING
COMPANY**

CAMPING WORLD

W 6TH AVE

THE HOME DEPOT

**RESIDENCE INN
DENVER GOLDEN/RED ROCKS**

CARMAX

**JEFFCO
FAIRGROUNDS**

**HOLIDAY INN
EXPRESS & SUITE GOLDEN**

KOHL'S

**COURTYARD
DENVER
GOLDEN**

**LIL' RICCI'S
NY PIZZA & PASTA**

**WILLIAM FREDERICK
HAYDEN PARK**

5116010 W 5TH AVENUE

GOLDEN, CO 80401

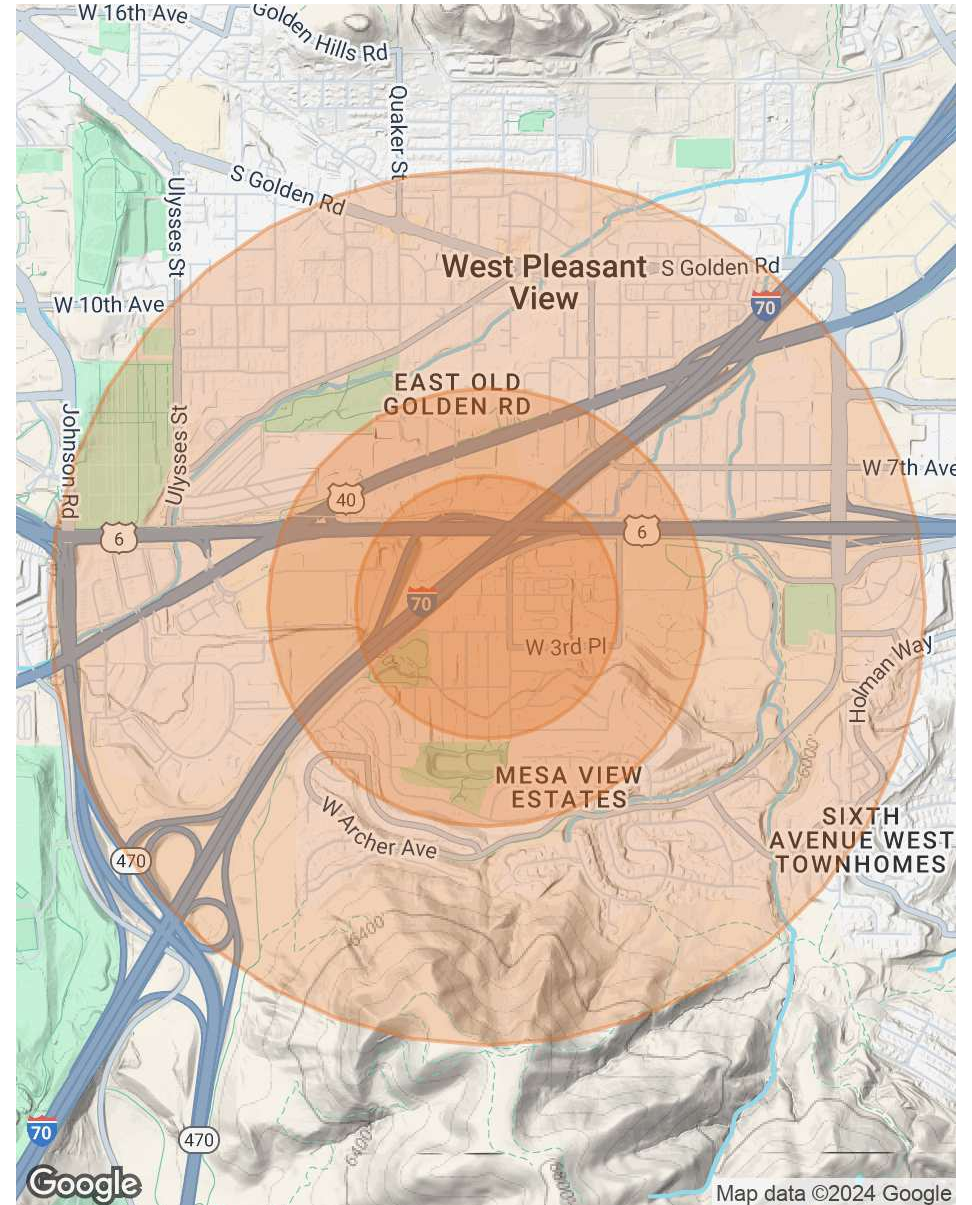
POPULATION

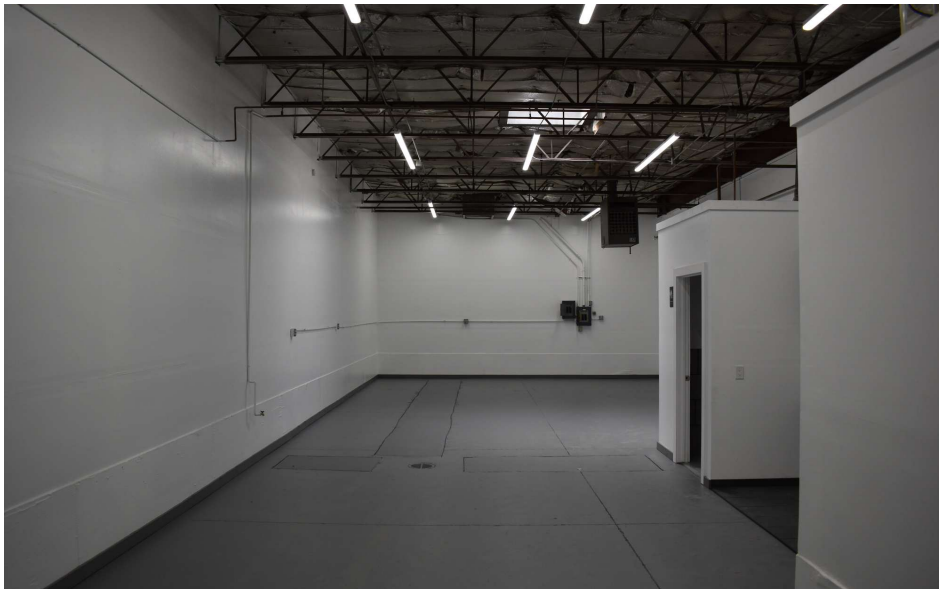
	0.3 MILES	0.5 MILES	1 MILE
Total Population	389	1,343	6,041
Average Age	40	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	516	2,471
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$135,308	\$149,096	\$139,378
Average House Value	\$700,259	\$756,679	\$775,435

Demographics data derived from AlphaMap







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.henrygroupre.com