



## Industrial Flex Space For Lease

### Highlight

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.

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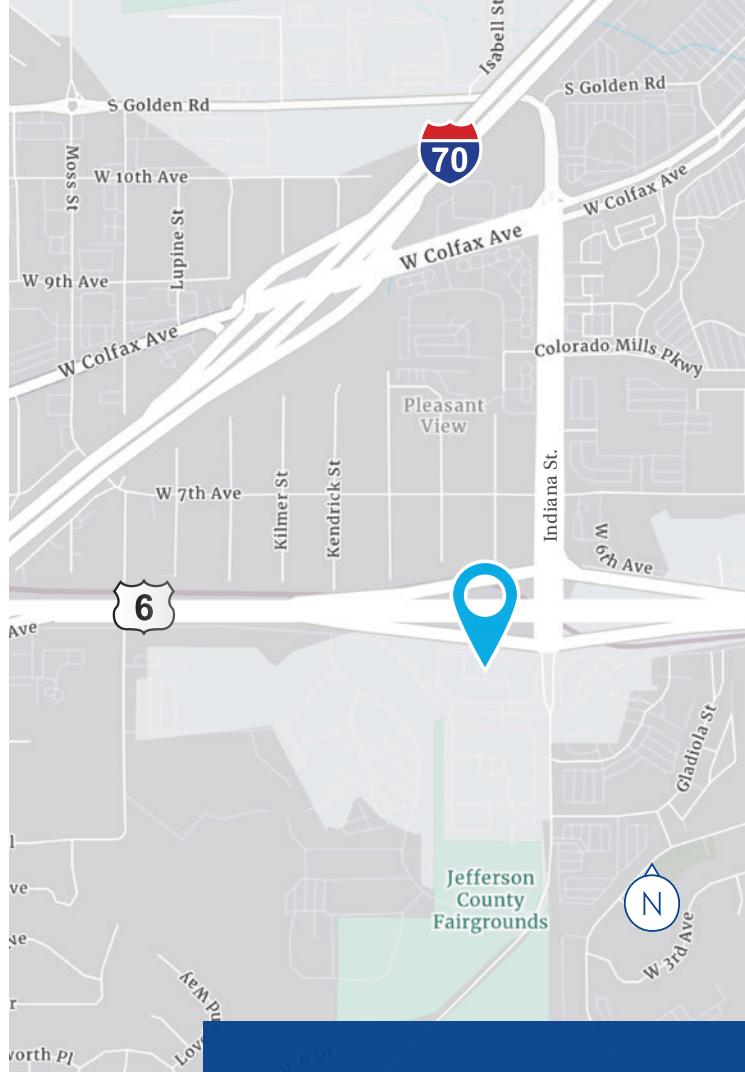
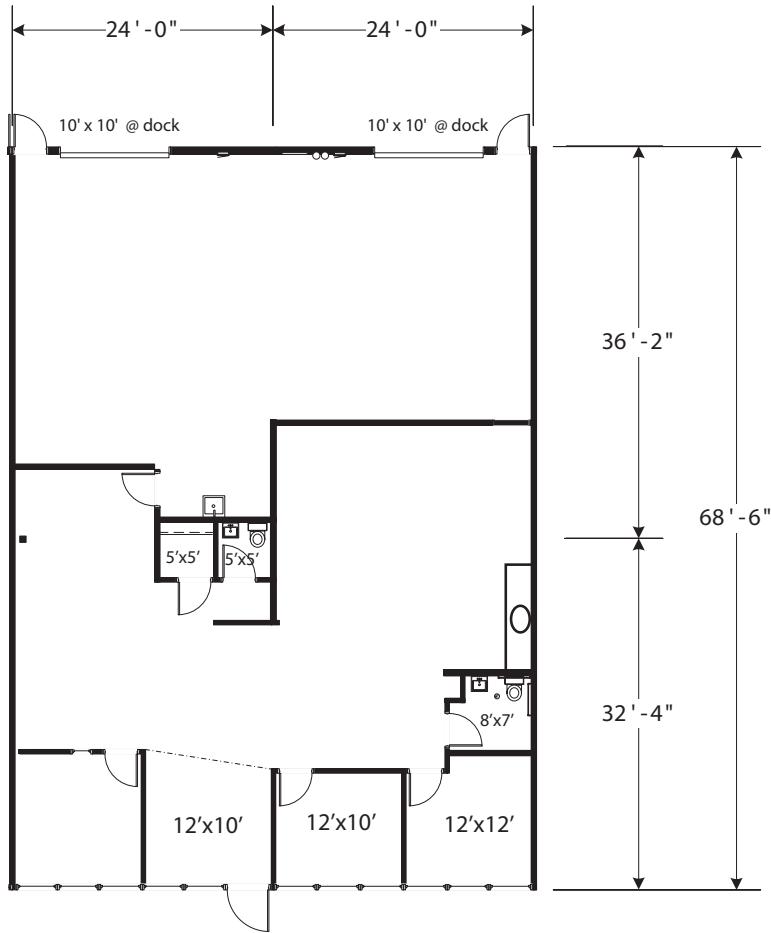
## 6th Avenue Business Park

14818 W. 6th Ave. | Golden, CO 80401

### Unit 15-A

Available:	Immediately
Size:	3,456 SF
Base Rent:	\$15.00/SF NNN
2026 NNN:	\$7.61/SF
Monthly Rent:	\$6,272.64
Loading:	Two (2) Dock High (10'x10')
Parking Facilities:	2.18 : 1,000 SF
Power:	110 Amp/3-Phase
Zoning:	PUD

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## Contact us:

**Matt Keyerleber**

+1 303 309 3522  
[matt.keyerleber@colliers.com](mailto:matt.keyerleber@colliers.com)

**T.J. Smith, SIOR**

+1 303 283 4576  
[tj.smith@colliers.com](mailto:tj.smith@colliers.com)



**Colliers**

4643 S. Ulster Street, Suite 1000  
 Denver, CO 80237  
 P: +1 303 745 5800  
 F: +1 303 745 5888  
[colliers.com/denver](http://colliers.com/denver)