



W O R K W E L L[®]

AMACON
LIVE WELL. | WORK WELL.

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.

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6TH AVENUE BUSINESS PARK

14828 W. 6TH AVE., GOLDEN, CO 80401

INFORMATION — UNIT 9-B

Available:	Immediately	Drive-In Loading:	Two (2)
Available SF:	4,611	Parking Facilities:	2.18:1000
Office SF:	3,351 (75%)	Power:	200 Amp/280 Volt/ 3-Phase
Warehouse SF:	1,260	Zoning:	PUD/ Unincorporated Jefferson County
Base Rent:	\$15.50/SF NNN		
2026 NNN:	\$7.61/SF		
Monthly Rent:	\$8,561.09		

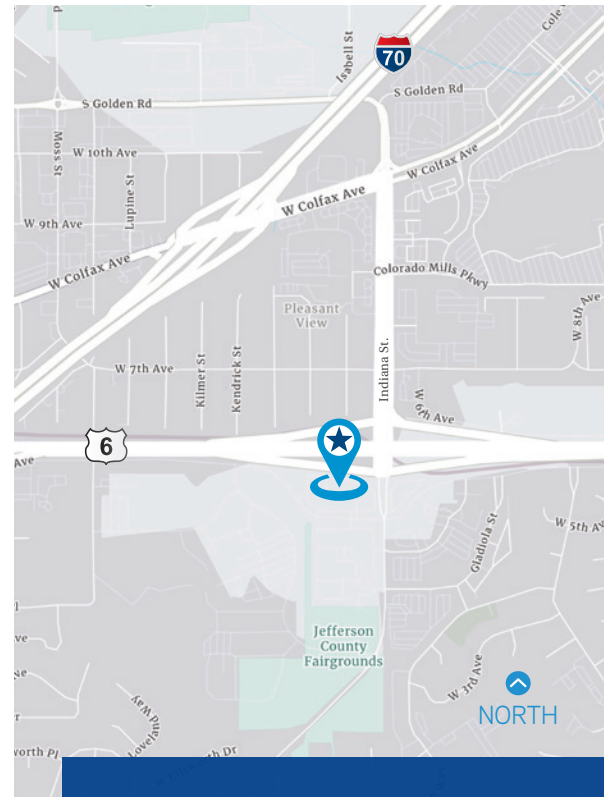
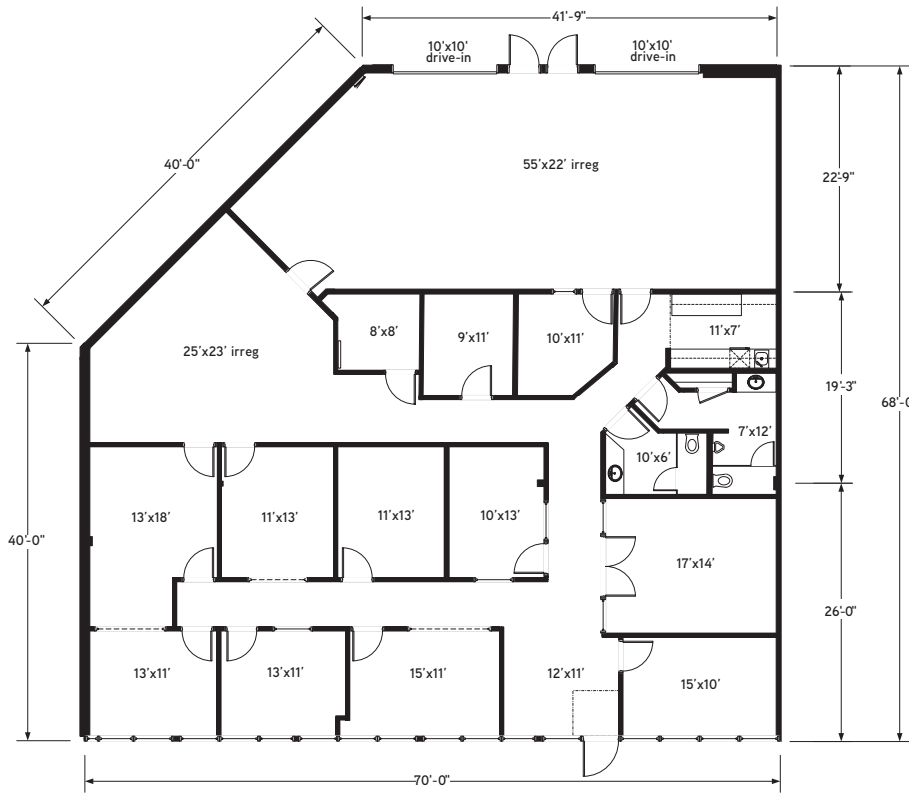
6th Avenue Business Park

14828 W. 6th Avenue | Golden, CO 80401

Unit 9-B



Floor Plan



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