



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

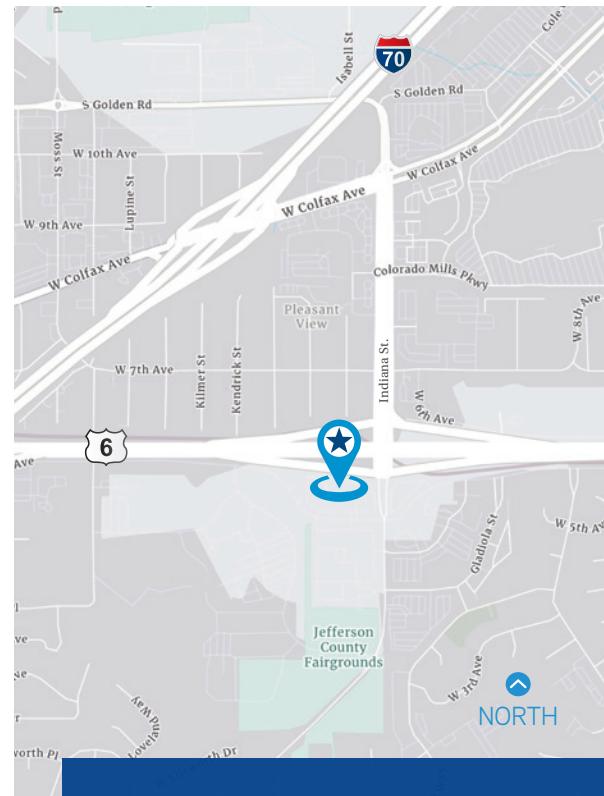
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AMACON

LIVE WELL. | WORK WELL.

WORK WELL.

Floor Plan



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