



## 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

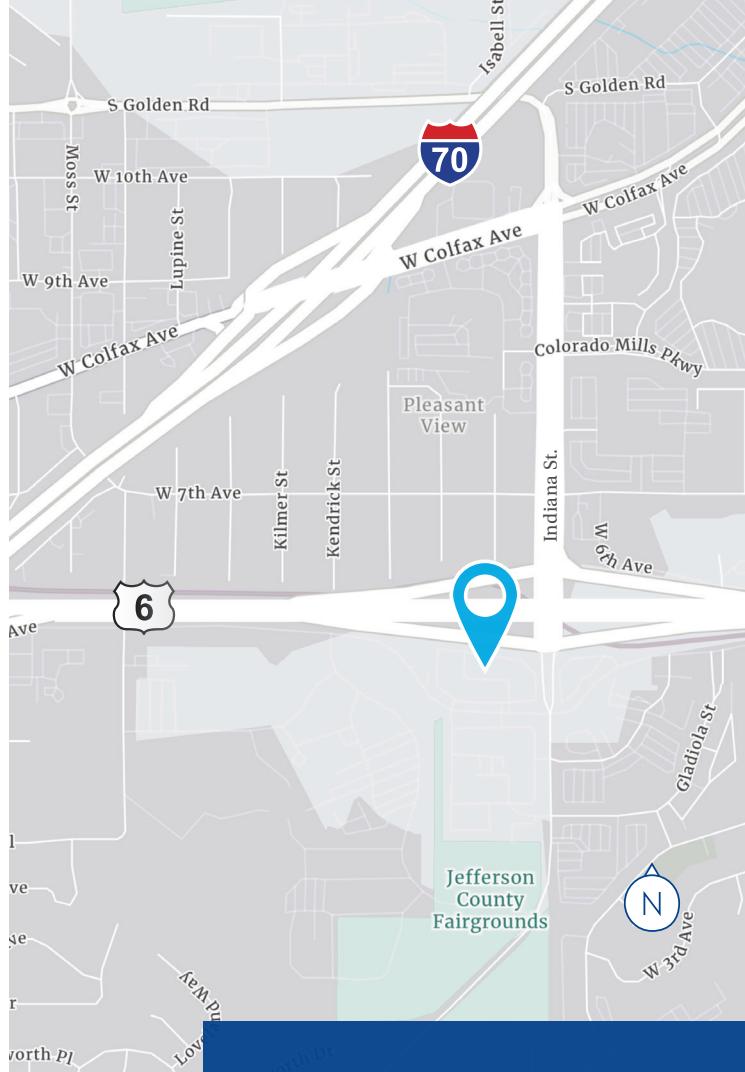
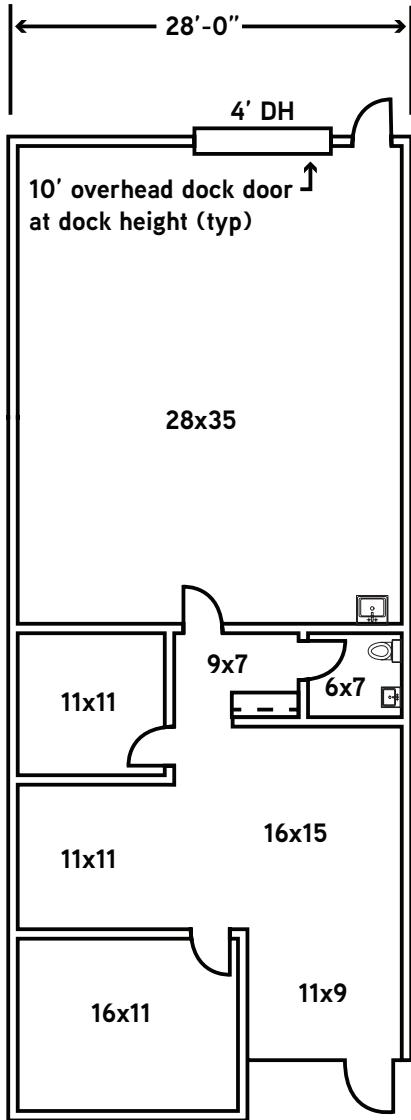
14818 W. 6th Ave. | Golden, CO 80401

### Unit 12-A

Available:	Immediately
Size:	2,084 SF
Base Rent:	\$15.00/SF NNN
2026 NNN:	\$7.61/SF
Monthly Rent:	\$3,782.46
Loading:	One (1) - 10'x10' Dock Height Door
Parking Facilities:	2.18 : 1,000 SF
Power:	110 Amp/3-Phase
Zoning:	PUD

# For Lease

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