



W O R K W E L L[®]

AMACON
LIVE WELL. | WORK WELL.

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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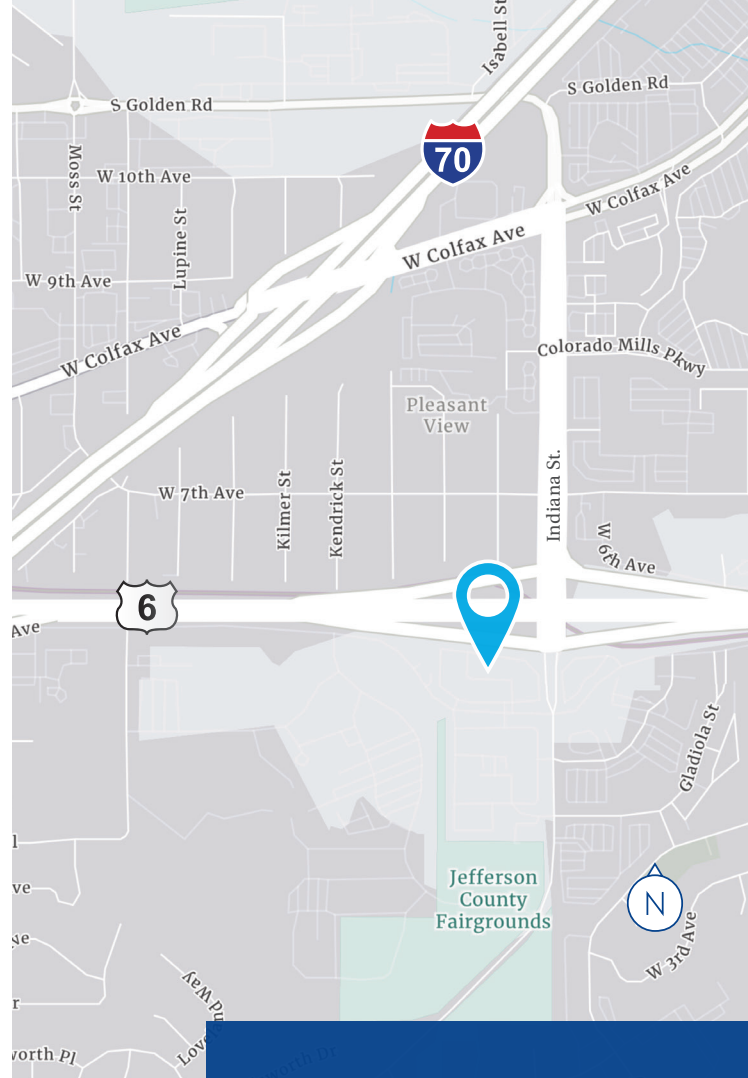
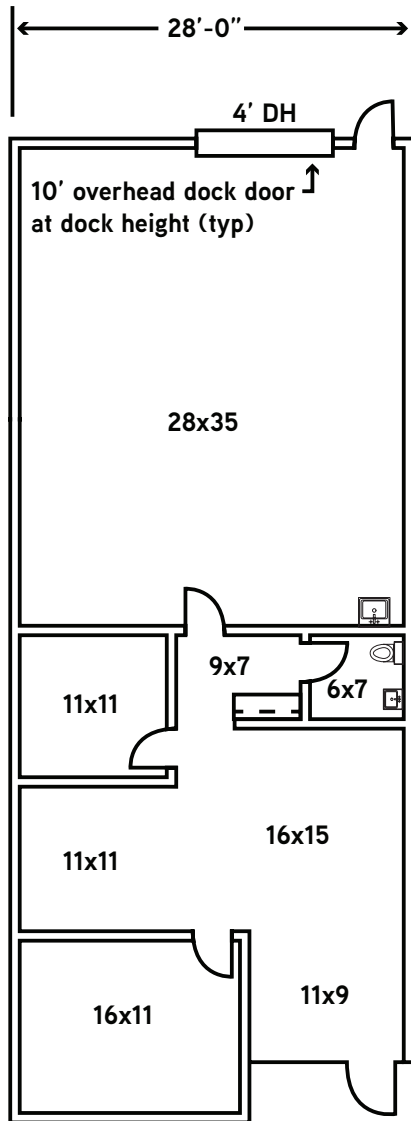
6th Avenue Business Park 14818 W. 6th Ave. | Golden, CO 80401

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

Accelerating success.

For Lease



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