



## 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 – **UNITS 3-B & 7-B**

Available:	Immediately
Total Size:	10,560 SF
Office:	<b>3B:</b> 75% <b>7B:</b> 50%
Rate:	Contact Brokers
2026 NNN:	\$7.61/SF
Drive-In Loading:	<b>3B:</b> One (1), One (1) More Possible <b>7B:</b> One (1), Two (2) More Possible
Drop Ceiling:	7B: 10'-0" in Office and Warehouse
Parking:	2.18:1,000 SF
Power:	<b>3B:</b> TBV <b>7B:</b> 110 Amp/3-Phase
Zoning:	PUD

# Units 3-B & 7-B

## 6th Avenue Business Park

14828 W. 6th Avenue | Golden, CO 80401

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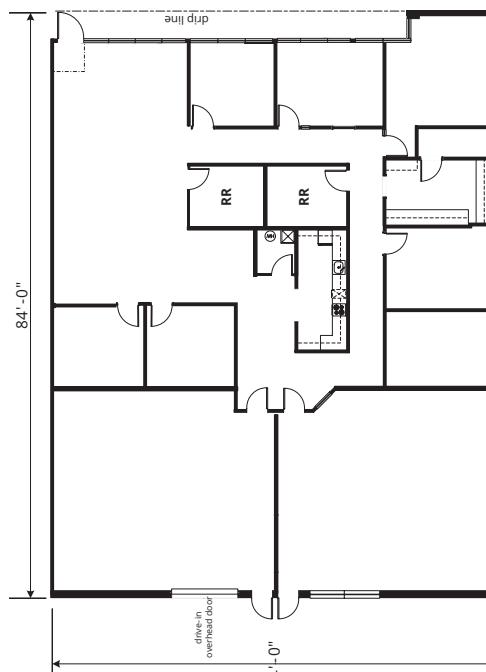
AMACON

LIVE WELL. | WORK WELL.

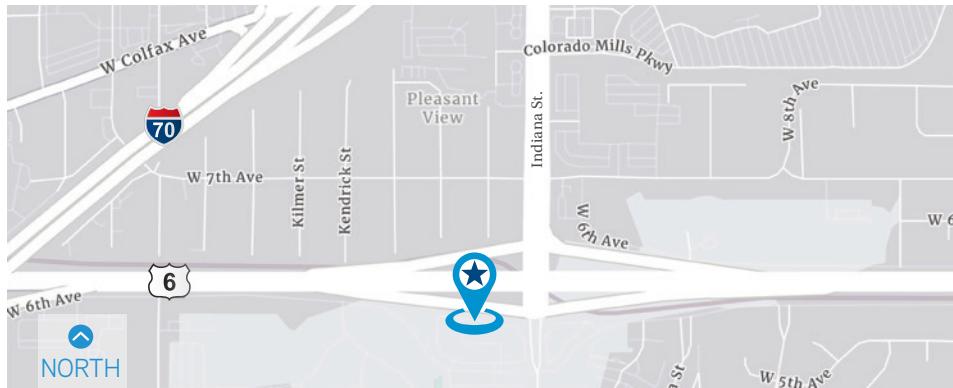
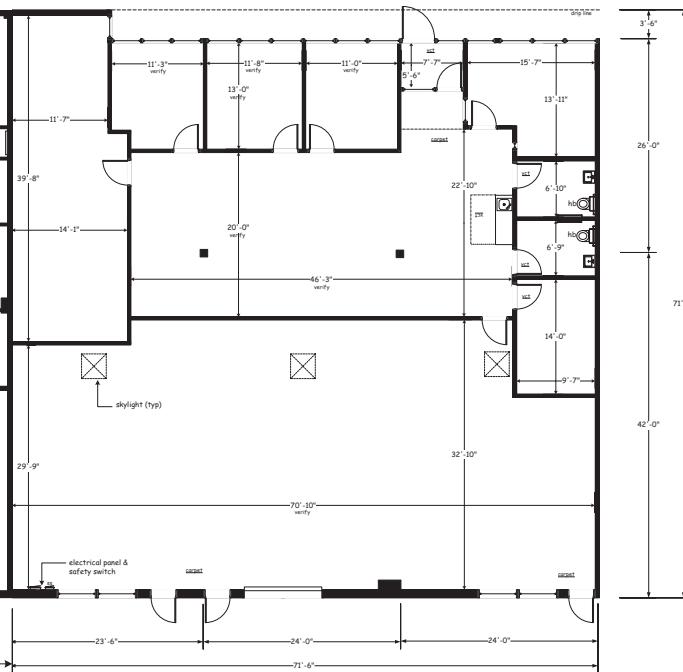
WORK WELL.

### FloorPlans

**3-B**  
**5,376 SF**



**7-B**  
**5,184 SF**



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