

INDUSTRIAL PROPERTY FOR LEASE



LIMITED TIME LEASING INCENTIVE: Enjoy a \$10/SF NNN first-year rate when you sign a 3+ year lease by July 1, 2026!

15850 W 5TH AVENUE

Golden, CO 80401

Available Space | 10,250 SF

Lease Rate | \$12/SF/NNN | \$5/SF NNN's (Est.)



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

Henry Group Real Estate is please to offer **15850 W 5th Avenue for lease, a rare availability in the Golden submarket.** The premises offers **heavy 3-phase power, ideal for metal workers, wood workers, any sort of manufacturing.** The unit comes with on-site parking, office and conference room space, bathrooms, two drive-in doors and an external dock.

LOCATION DESCRIPTION

This property is **strategically located in a well-established industrial zone,** offering convenient access to major transportation routes. Situated just two blocks west of the Jefferson County Fairgrounds, it provides proximity to local events and community activities.

Its location ensures **easy connectivity to Highway 6, West I-70 and C-470, facilitating efficient logistics and distribution operations.** The property is approximately 15 minutes from Denver's Central Business District, offering access to a robust commercial environment, and is just five minutes from the National Renewable Energy Laboratory (NREL), positioning it near a hub of innovation and research.

PROPERTY HIGHLIGHTS

- Easy access to I-70 West, West 6th Avenue and C-470.
- Heavy power
- Both dock and grade level doors offer delivery flexibility
- Two (2) blocks west of the Jefferson County Fairgrounds and five (5) minutes to the National Renewable Energy Laboratory (NREL) and only 15 minutes to the Central Business District (CBD)
- A shared building with ownership ensures prompt response in addressing property needs

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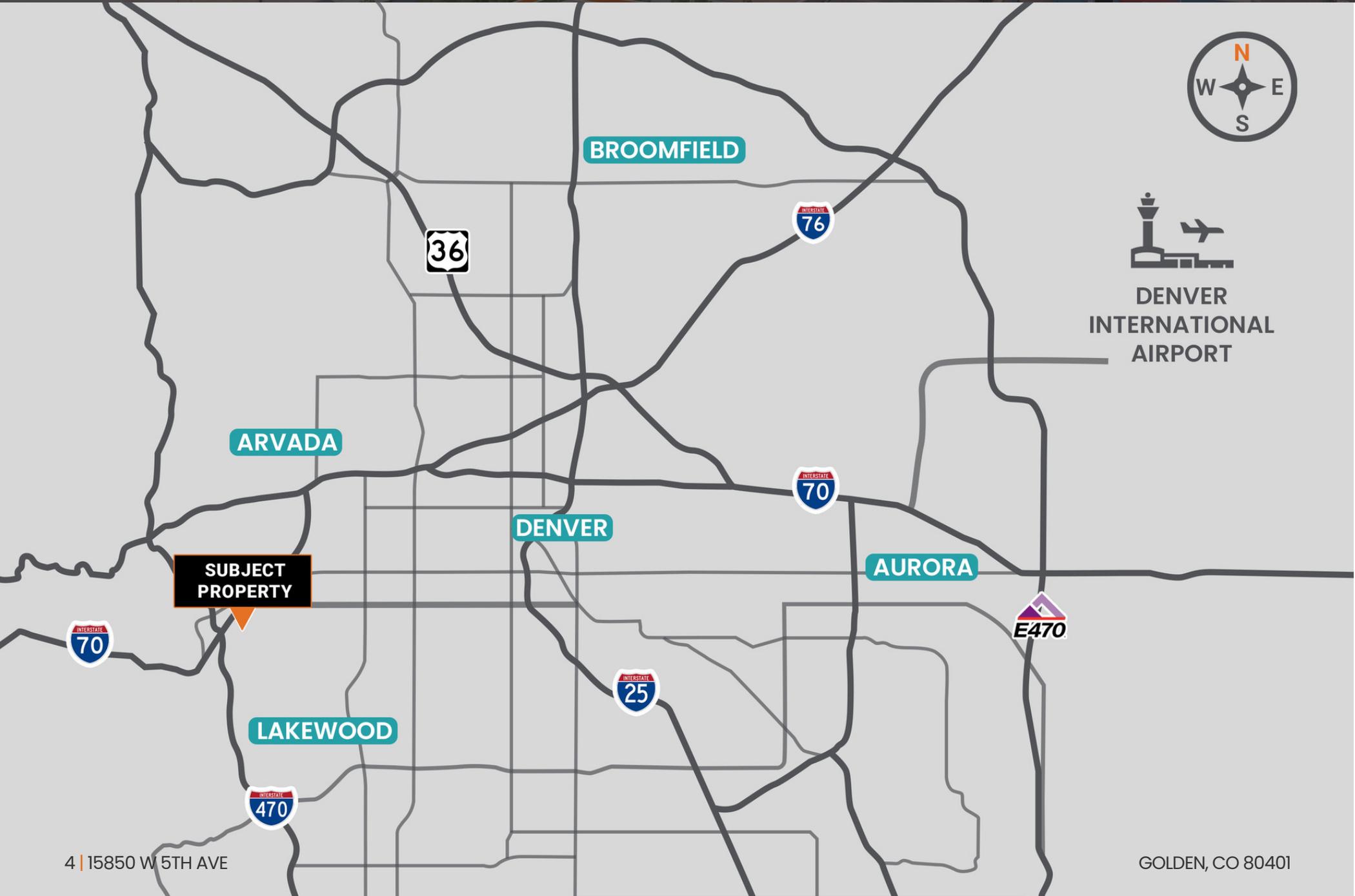
OFFERING SUMMARY

Available Space	10,250 SF Available Now
Lease Rate	\$12/SF NNN \$5/SF NNN's (Est.)
Address	15850 W 5th Avenue Golden, CO 80401
Building SF	29,544 SF
Lot Size	1.84 AC 80,903 SF
Zoning	M-1 Golden
Clear Height	10'-14'
Loading Doors	Two (2) Drive-In (One 12' W x 10' H, One 8' W x 10' H (Ramped)) One (1) Dock-High
Power	600 Amps , 110/208 3-Phase



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REAL ESTATE

LOCATION MAP



DENVER
INTERNATIONAL
AIRPORT

**SUBJECT
PROPERTY**

4 | 15850 W 5TH AVE

GOLDEN, CO 80401



DOWNTOWN GOLDEN

SOUTH TABLE MOUNTAIN PARK

FOSSIL TRACE GOLF CLUB

NREL SCIENCE & TECHNOLOGY FACILITY

WHOLE FOODS

SPRING HILL SUITES

W COLFAX AVE

6

S GOLDEN RD

70

STEVINSON CHEVROLET

TARGET

**AutoNation
SUBARU
CHRYSLER JEEP**

COLORADO MILLS MALL

INDIANA ST

STEVINSON TOYOTA WEST

**THE HOME DEPOT
cm
KOHL'S**

SUBJECT PROPERTY

W 6TH AVE

JEFFCO FAIRGROUNDS

UNION SQUARE

**COMMONSPIRIT
ST. ANTHONY HOSPITAL**

**RED ROCKS
COMMUNITY COLLEGE**



KING SOOPERS

S UNION BLVD



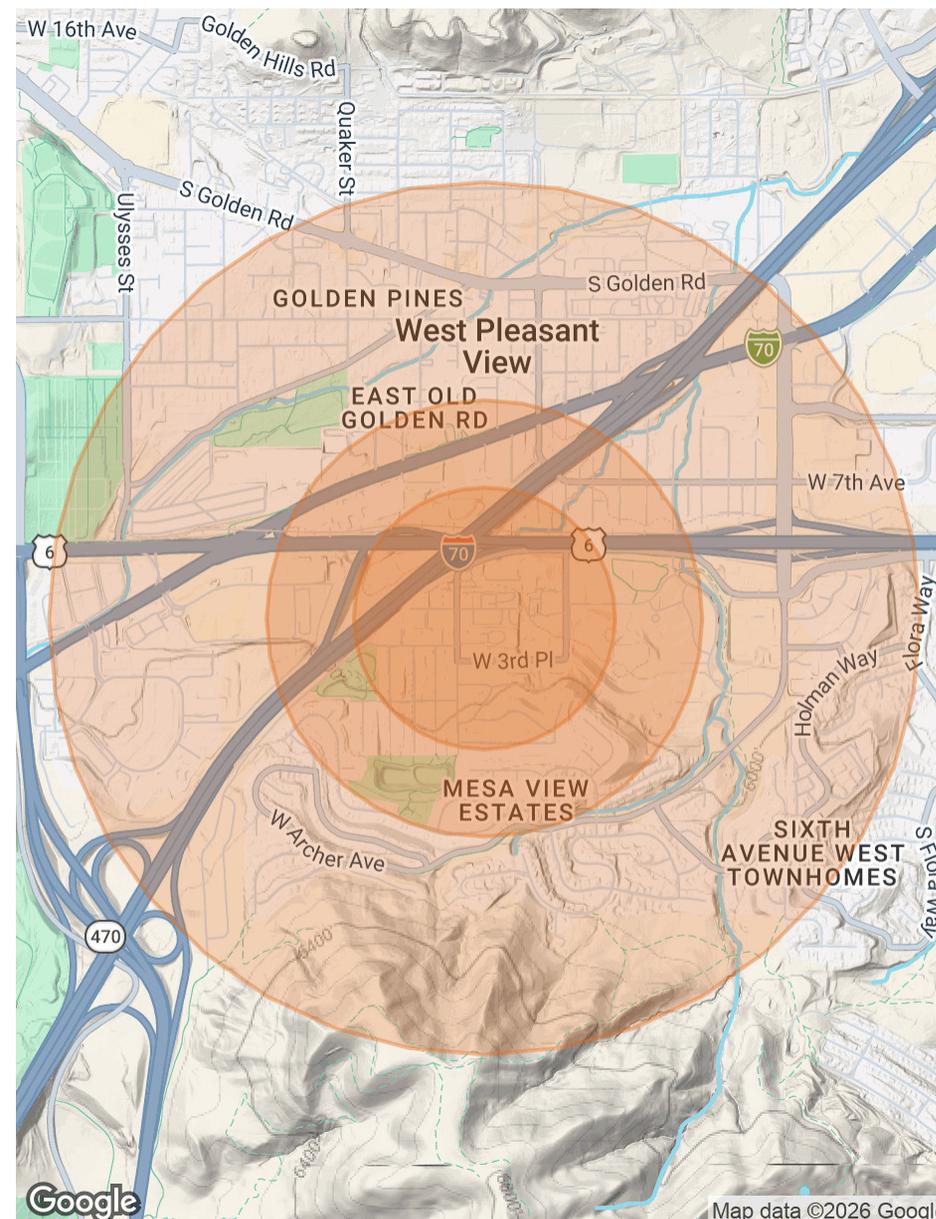
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	593	1,477	6,431
Average Age	40	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	563	2,671
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$134,568	\$155,545	\$138,418
Average House Value	\$696,645	\$784,158	\$781,626

* Demographic data derived from 2020 ACS - US Census



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