



## SMALL BAY INDUSTRIAL FOR LEASE

16010 W 5<sup>th</sup> Ave, Golden, CO 80401

### Available: Unit 1

Available Space: 1,848 SF

Lease Rate: \$3,850/Month | \$20 SF (\$5/SF NNN's)



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## LOCATION DESCRIPTION

Ideally located just off I-70 and 6th Avenue in Golden, CO, 16010 W 5th Avenue is located in the highly sought after West industrial submarket. This location benefits from essential amenities and close proximity to major transportation hubs.

## OFFERING SUMMARY

Henry Group Real Estate is proudly offering newly renovated small-bay industrial suites for lease in Golden, CO. Ideal for small businesses searching for great highway access in a quiet industrial park under new, local ownership. Meticulously renovated, all available spaces have floor drains, 12' overhead doors, restrooms, kitchenettes, and an air conditioned office. Call the listing agent to set up your tour today.

## PROPERTY HIGHLIGHTS

- Kitchenettes come with refrigerator, microwave, and coffee machine.
- New renovations include: LED lighting, new bathroom fixtures and finish, new office finish, new paint on interior and exterior
- Floor drains in each unit.
- **Landlord will install a dust collector, ideal for woodworkers.**
- Landlord to provide signage with tenant's business logo.
- ADA accessible.
- **No annual base rent increases**

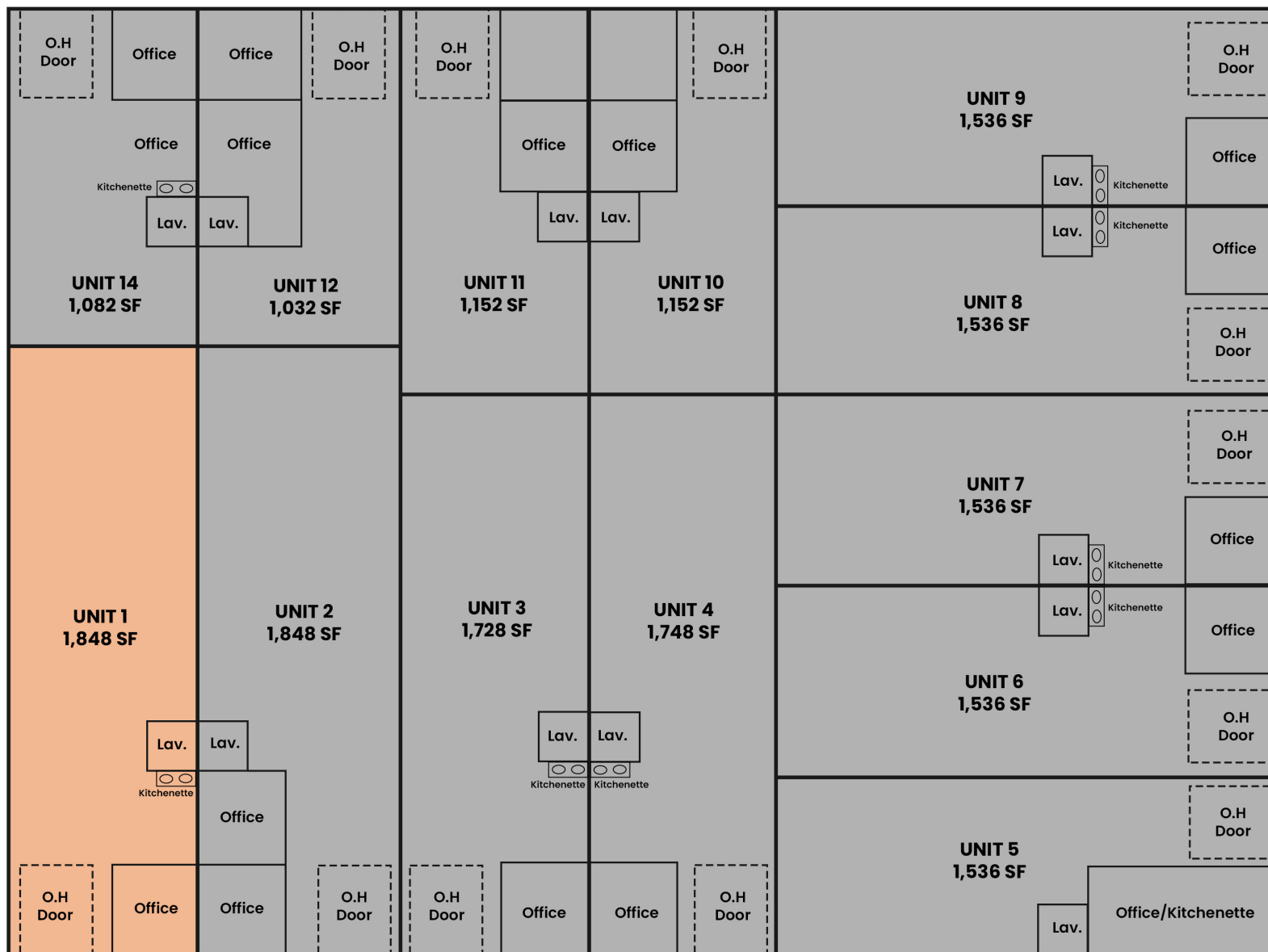
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	516	2,471
Total Population	389	1,343	6,041
Average HH Income	\$135,308	\$149,096	\$139,378



Property Address	16010 W 5th Ave, Golden, CO 80401
Building SF	19,200 SF
Clear Height	14'
Drive-In Doors	12'
Year Built	1984
Zoning	M-2
Power	3-Phase 100 Amp
<b>Available Unit</b>	<b>Unit 1</b>
<b>Available Space</b>	<b>1,848 SF</b>
<b>Lease Rate</b>	<b>\$3,850/Month   \$20 SF (\$5/SF NNN's)</b>







- AVAILABLE
  - LEASED





**AutoNation**

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JEEP WEST

AUTONATION SUBARU  
WEST



SEASONED  
SWINE BBQ



CHICK-FIL-A



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MOUNTAINSIDE ESTATES  
MANUFACTURED HOMES



THE  
HOME DEPOT



HOLIDAY INN  
EXPRESS & SUITE GOLDEN



LIL' RICCI'S NY  
PIZZA & PASTA



KOHL'S



CARMAX



JEFFCO  
FAIRGROUNDS



RESIDENCE INN  
DENVER GOLDEN/RED ROCKS



COURTYARD DENVER  
GOLDEN

**SUBJECT  
PROPERTY**

WILLIAM FREDERICK  
HAYDEN PARK

5116010 W 5TH AVENUE

GOLDEN, CO 80401











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