



W O R K W E L L[®]



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

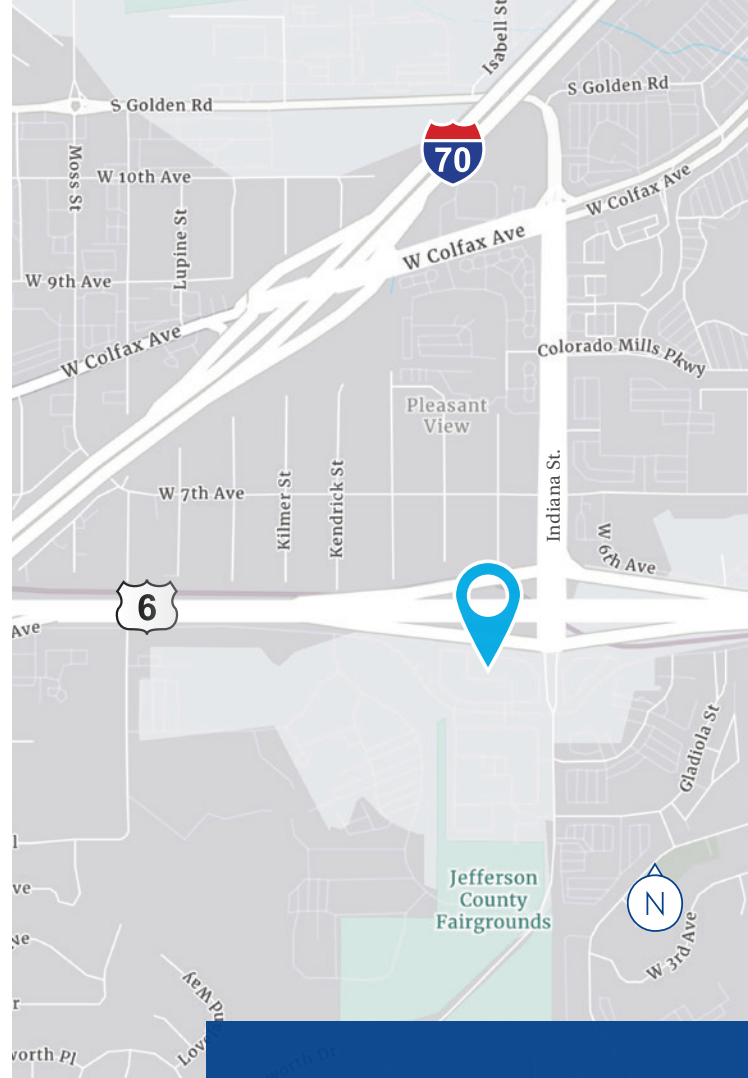
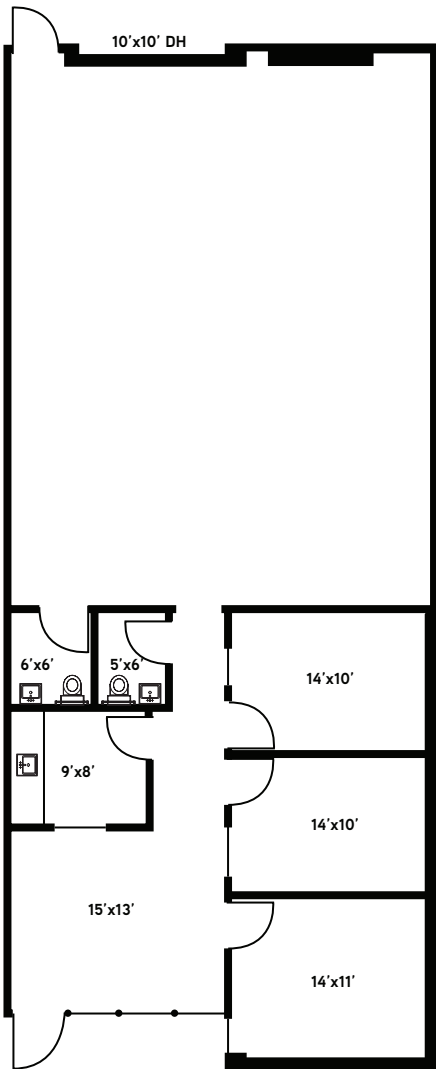
14818 W. 6th Ave. | Golden, CO 80401

Unit 17-A

| | |
|---------------------|-----------------------------|
| Available: | 30 Days |
| Size: | 2,160 SF |
| Base Rent: | \$15.00/SF NNN |
| 2026 NNN: | \$7.61/SF |
| Monthly Rent: | \$3,920.40 |
| Loading: | One (1) Dock High (10'x10') |
| Parking Facilities: | 2.18 : 1,000 SF |
| Power: | 110 Amp/3-Phase |
| Zoning: | PUD |

Accelerating success.

For Lease



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