

# INDUSTRIAL PROPERTY FOR LEASE



**15850 W 5<sup>TH</sup> AVENUE**

Golden, CO 80401

Available Space | 10,250 SF

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



**HENRY GROUP**  
REAL ESTATE

**CJ Toohey** Broker Associate | [cj@henrygroupre.com](mailto:cj@henrygroupre.com) | 925.872.9242



## 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.

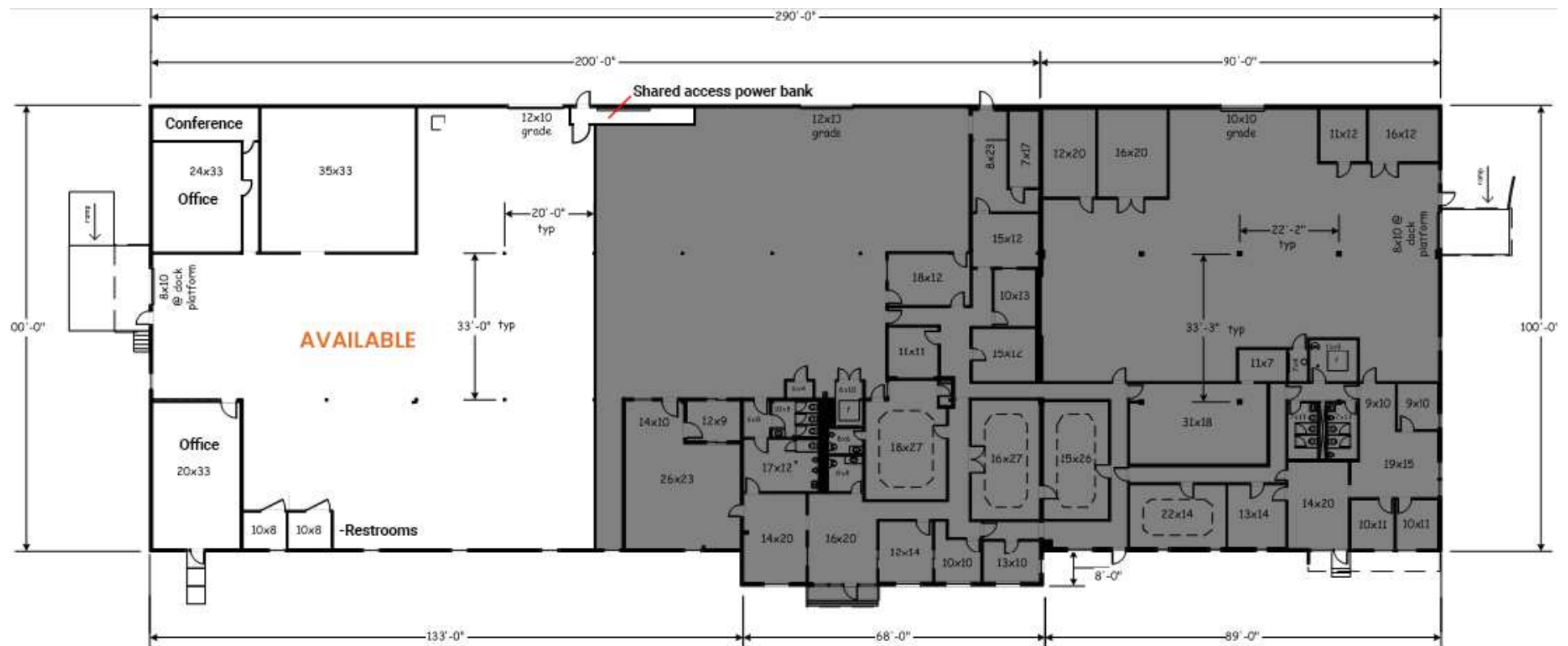
## PROPERTY HIGHLIGHTS

- 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

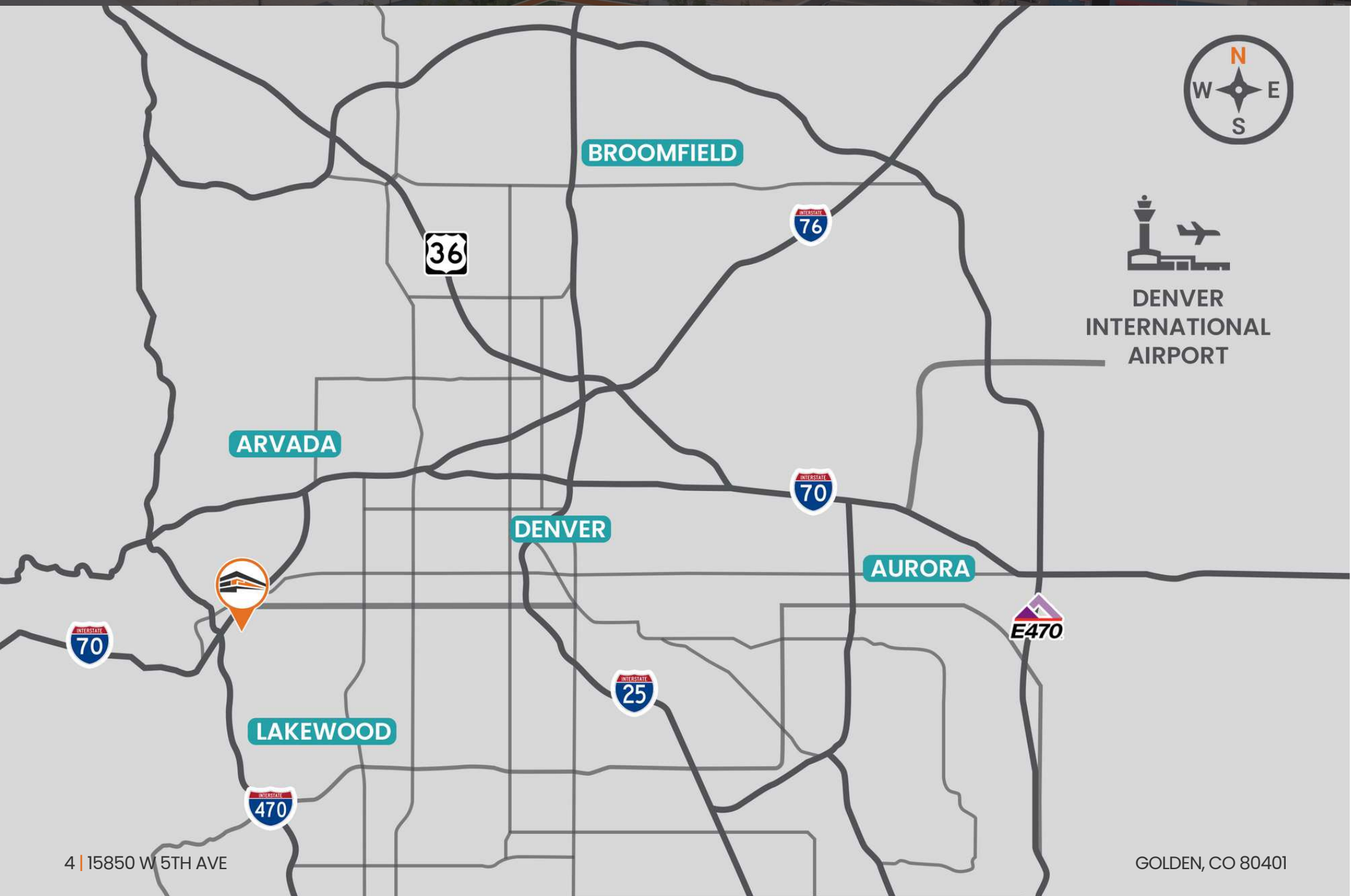


## OFFERING SUMMARY

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

















# DEMOGRAPHICS MAP & REPORT

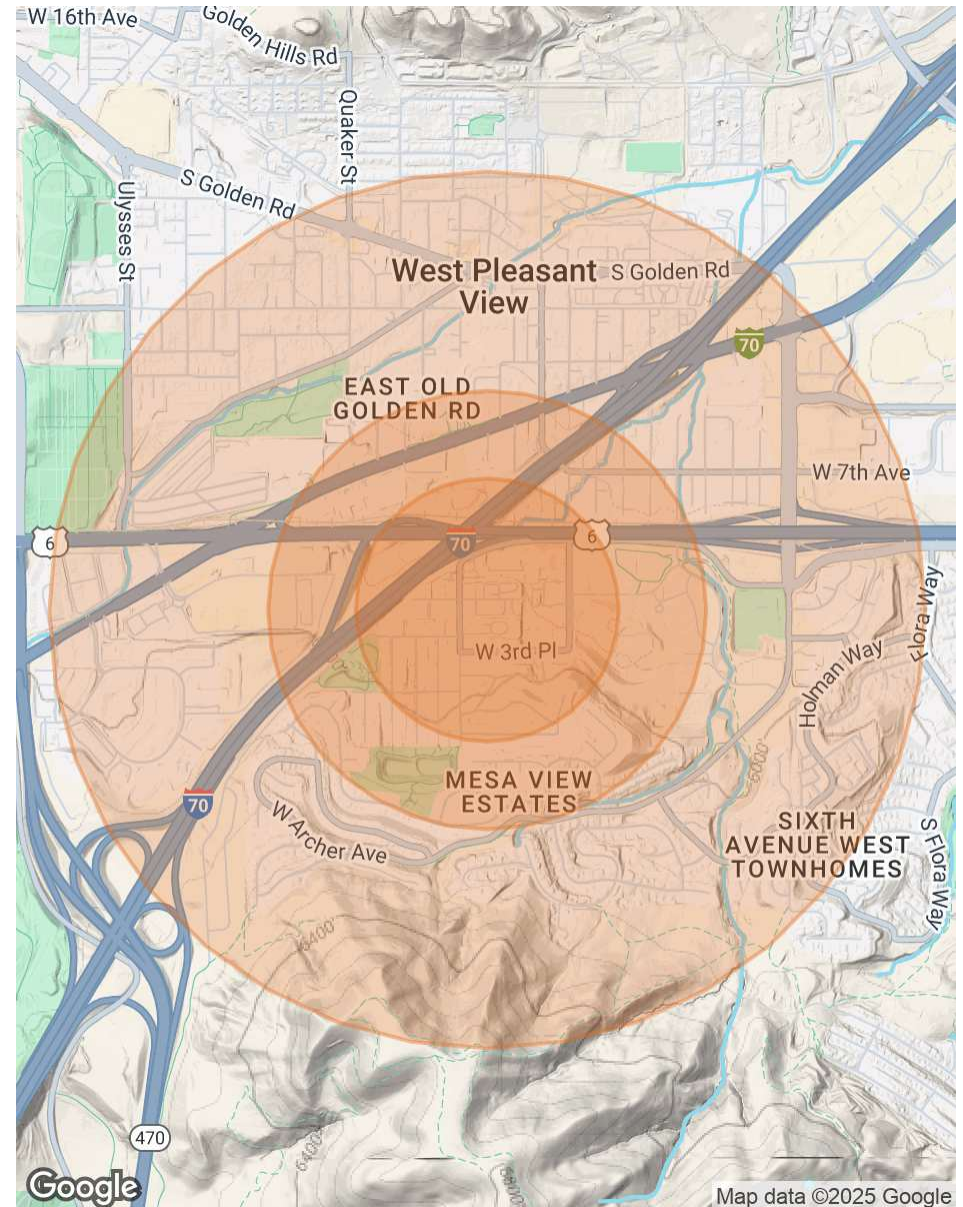
## POPULATION

	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





## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | [www.henrygroupre.com](http://www.henrygroupre.com)