



W O R K W E L L[®]

AMACON
LIVE WELL. | WORK WELL.

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

14818 W. 6TH AVE., GOLDEN, CO 80401

INFORMATION – UNIT 1A-5A

Available:	12/1/2025
Size:	3,441 SF - 16,265 SF
Office:	40%
Warehouse:	60%
Base Rate:	\$15.00/SF NNN
2026 NNN:	\$7.61/SF
Monthly Rent:	\$6,483.42 - \$30,645.97
Loading:	Five (5) Docks (1 Ramped)
Clear Height:	Minimum of 12'5"
Parking:	2.18/1000
Power:	120 Amp/208V
Zoning:	PUD/Unincorporated Jefferson County

Accelerating success.

14818 W. 6th Avenue | Golden, CO 80401



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Unit 1A-4A
12,824 SF

Unit 5A
3,441 SF

10'x10' @ dock

10'x10' overhead door at short dock height

21x27

12x10

12x10

14x10

14x10

14x10

14x21

7x11

7x10

11x12

32x18

20x12

12x12

12x20

15x15

11x12

12x11

12x11

15x11

15x11

20x15

10x15

12x8

12x8

12x8

8x10

6x6

6x6

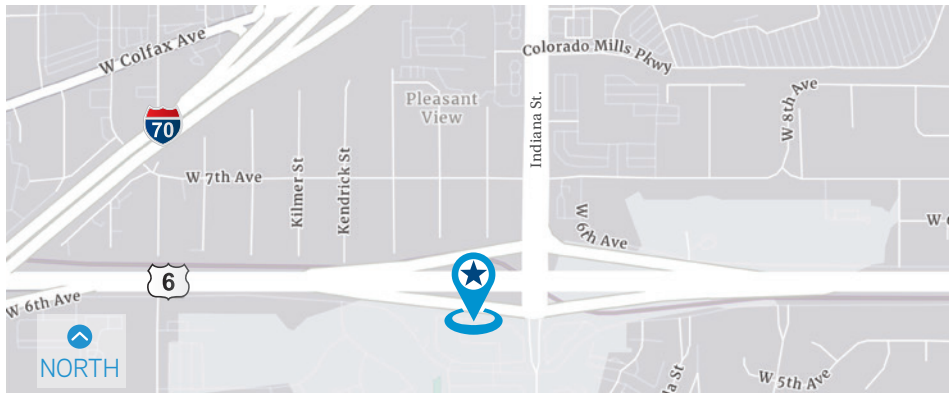
11x9

11x10

11x10

11x13

11x13



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