



W O R K W E L L<sup>®</sup>



## 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.

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

## 6th Avenue Business Park

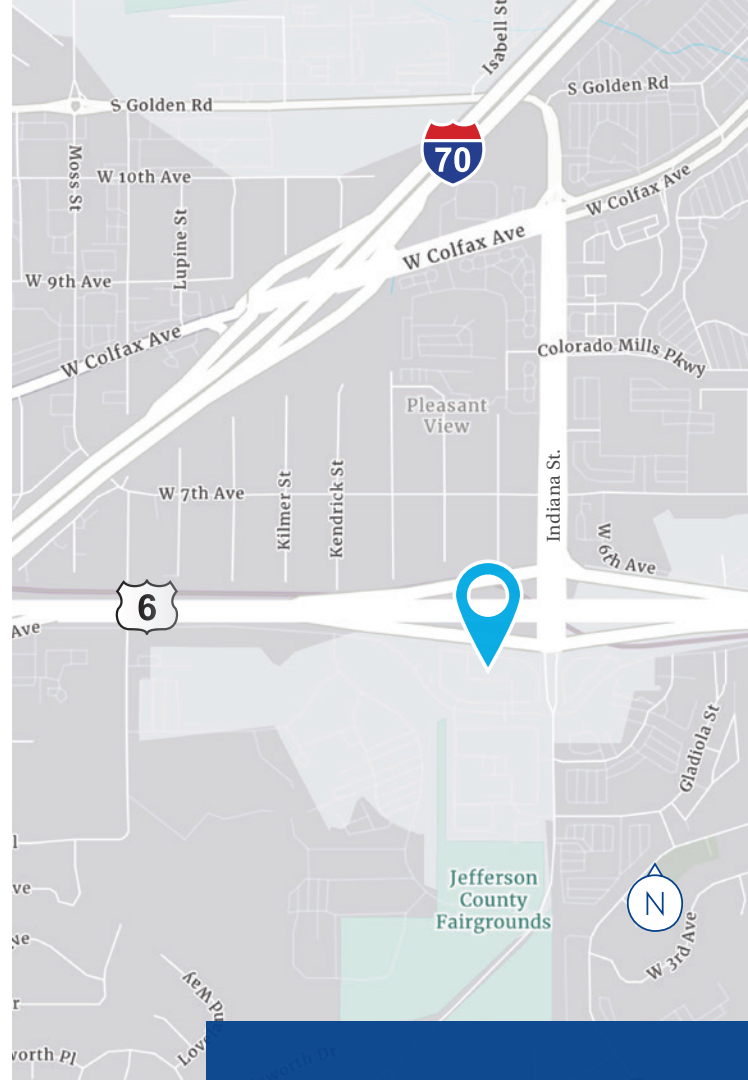
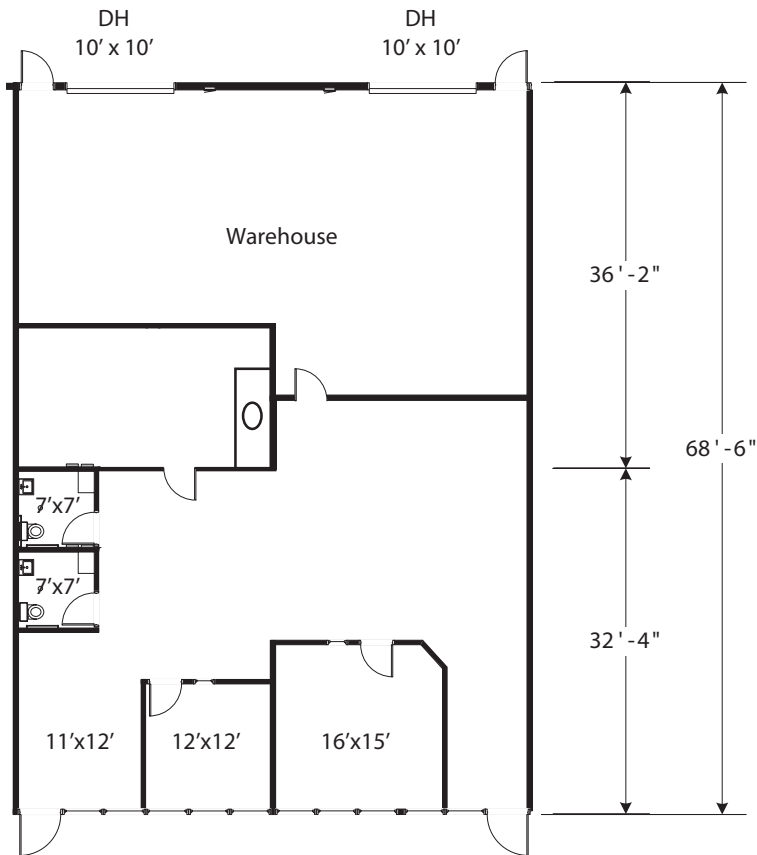
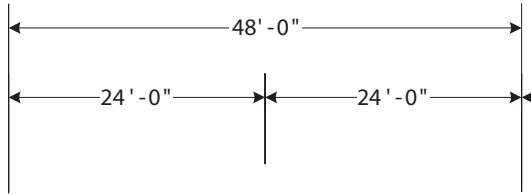
14818 W. 6th Ave. | Golden, CO 80401

### Unit 13-A

|                     |                             |
|---------------------|-----------------------------|
| Available:          | Immediately                 |
| Size:               | 3,456 SF                    |
| Office:             | 1,980 SF                    |
| Warehouse:          | 1,476 SF                    |
| Base Rent:          | \$15.00/SF NNN              |
| 2026 NNN:           | \$7.61/SF                   |
| Monthly Rent:       | \$6,511.68                  |
| Loading:            | Two (2) Dock High (10'x10') |
| Parking Facilities: | 2.5 : 1,000 SF              |
| Power:              | 120-208V 3-Phase            |
| Zoning:             | PUD                         |

Accelerating success.

# For Lease



**Contact us:**

**Matt Keyerleber**

+1 303 309 3522  
matt.keyerleber@colliers.com

**T.J. Smith, SIOR**

+1 303 283 4576  
tj.smith@colliers.com



4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888  
colliers.com/denver