

FOR LEASE 5,544 SF

→ OVERVIEW

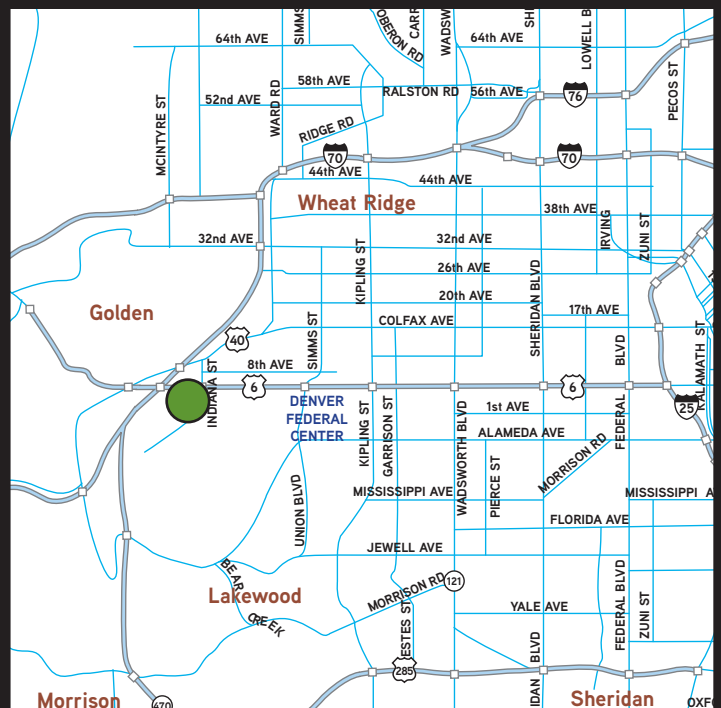
6th Avenue Business Park is conveniently located at the southwest corner of West 6th Avenue and Indiana Street offering easy access to 6th Avenue, I-70 and C-470 and just 15 short minutes to the downtown Denver central business district.



→ PROPERTY STATISTICS

Available	Immediately
Available SF	5,544
Office SF	3,659
Warehouse SF	1,885
Base Rent	\$9.00/SF
2012 NNN	\$4.12/SF
Monthly Rent	\$6,061.44
Loading Dock	None
Drive-In Loading	One (1)
Drop Ceiling	10' - 0"
Parking Facilities	Unreserved, Surface
Power	110 Amp/3-Phase
Zoning	PUD
Taxes	Unincorporated Jefferson County

14828 W. 6th Ave., Unit 1-B
Golden, CO 80401



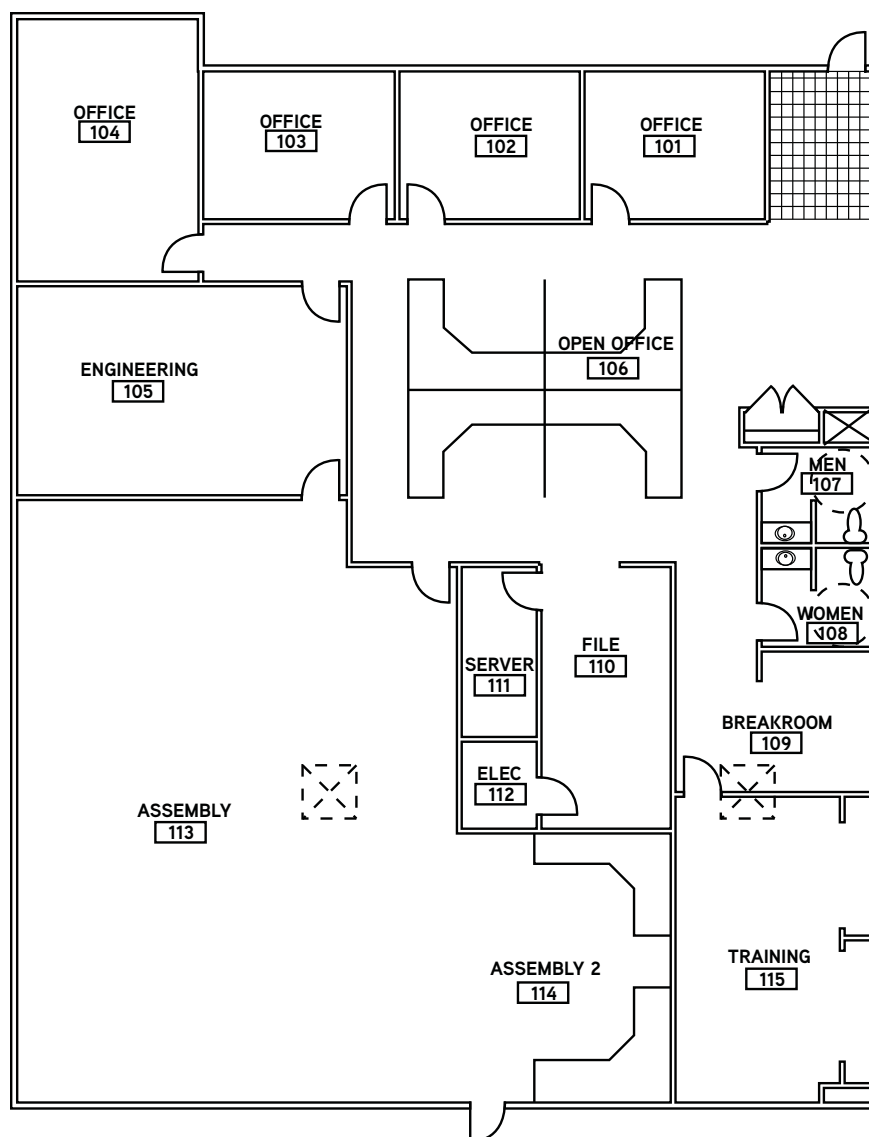
FIRST INDUSTRIAL REALTY TRUST

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→ CONTACT

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