

3696 W. 72nd Ave.

Westminster, CO. 80030



BUILDING INFORMATION

Lease Rate:	\$10.75/SF/YR NNN	Loading:	Two (2) Drive-In Doors (12'x14')
NNN:	\$3.59/SF/YR (2021 EST.)	Clear Height:	15'
SF:	6,125 SF	Power:	120/208 Volt, 3-Phase (TBV)
Lot:	0.5 Acres	Zoning:	C-1 (Westminster)

HIGHLIGHTS

	Fenced and paved secured yard (parking)		Trench drains		Walking distance to Westminster lightrail station
	Washer/dryer in place		Over 22,000 VPD on 72nd Ave.		Clearspan construction
	Epoxy floors				

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