

# 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 light rail station



Washer/dryer in place



Over 22,000 VPD on 72nd Ave.



Clearspan construction



Epoxy floors

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