

FOR SALE

10875 DOVER ST, WESTMINSTER, CO 80021

[CLICK HERE TO VIEW
PROPERTY VIDEO](#)



BROKER BONUS FOR A SALE OR LEASE TRANSACTION BEFORE YEAR END!

WALNUT CREEK BUSINESS PARK

PROPERTY DETAILS

BUILDING TYPE:	FLEX/INDUSTRIAL CONDOS
BUILDING SIZE:	34,016 SF
SF AVAILABLE:	5,640-17,400
LEASE RATE:	\$14.00 / SF NNN
OPERATING EXPENSES:	\$9.15/SF
POWER:	1,600A/480V (TBV)

PROPERTY AVAILABILITY

UNIT(S)	AVAILABLE SF	PRICE
UNITS 100-200	5,078 SF (LEASED)	\$1,015,600
UNITS 300-400	5,640 SF	\$1,269,000
UNITS 500-600	5,880 SF	\$1,323,000
UNITS 700-800	5,880 SF	\$1,323,000
CONTIGUOUS SPACE	22,478 SF	\$4,495,600



Easy Access to
Wadsworth,
US-36, Boulder &
Broomfield



Class A Interior
Finishes



Lots of Windows &
Skylights



Park-like Setting



Dock-High Loading
+ Drive-In
(18' Clear Height)



3-Phase & Single-
Phase Power
Available

FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW

VICE PRESIDENT

720.319.3252

ESHAW@PINNACLEAREA.COM

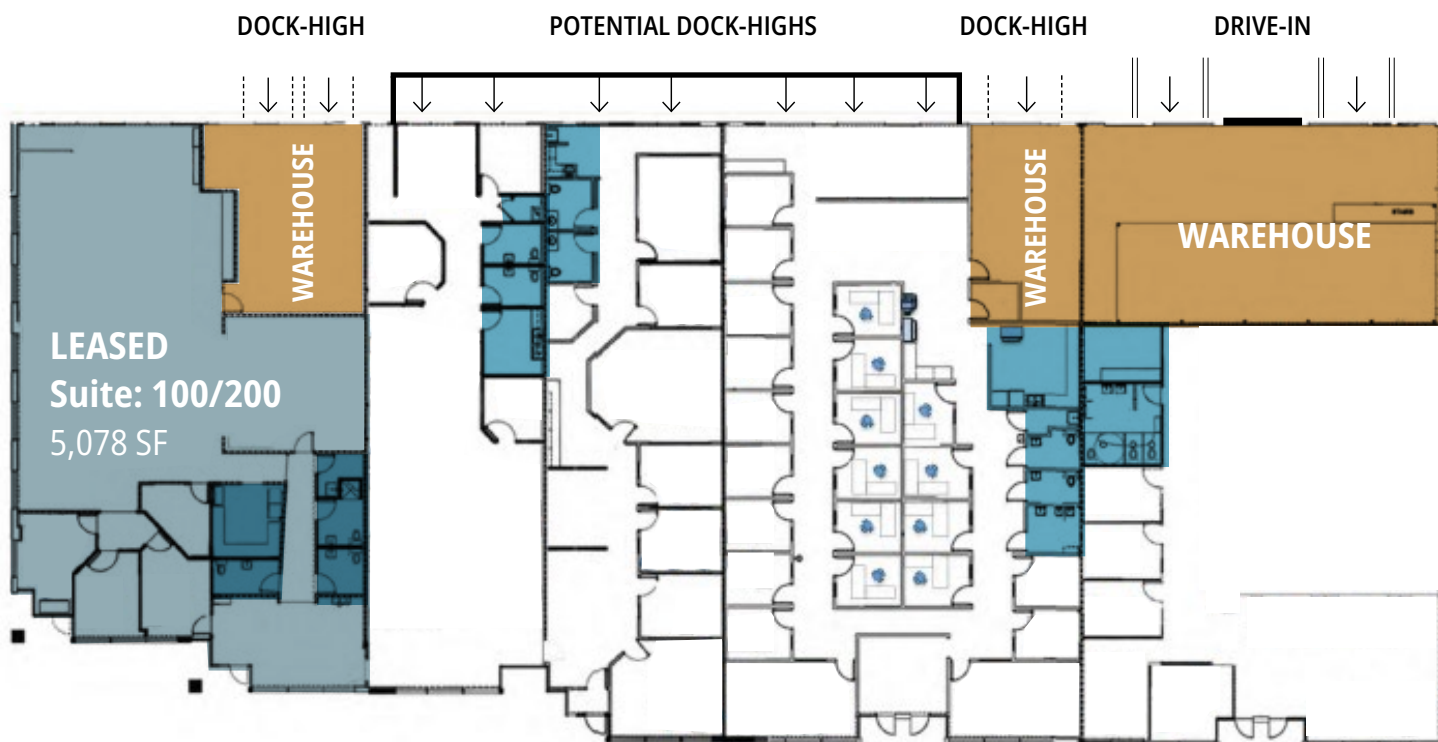
JOE OWSTON

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One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com



Warehouse Restrooms/Lunch Rooms

UNITS
100-200
5,078 SF

UNITS
300-400
5,640 SF

UNITS
500-600
5,880 SF

UNITS
700-800
5,880 SF



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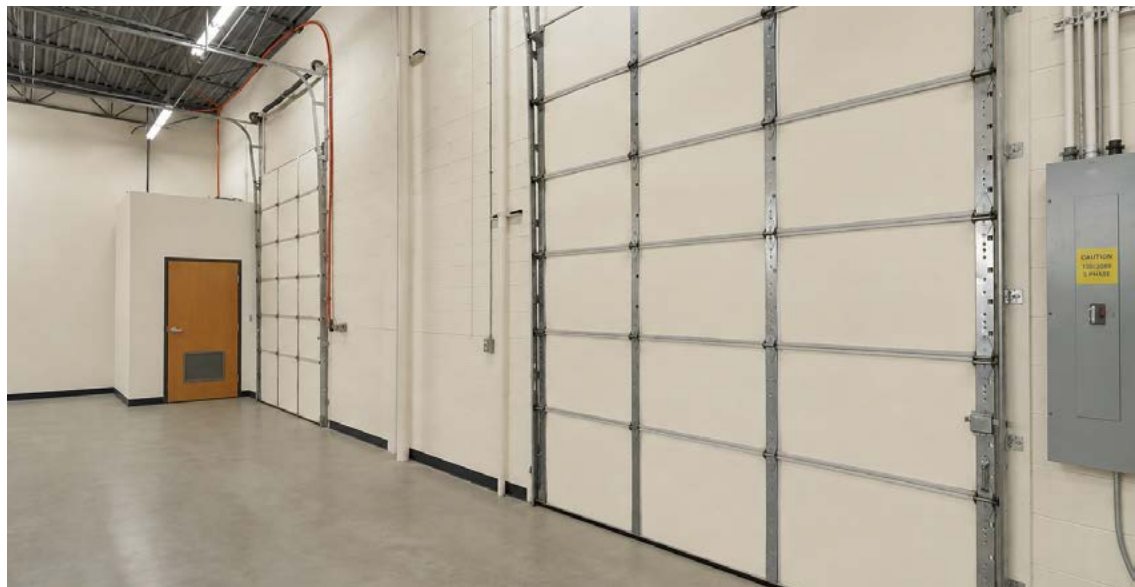
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BOULDER

ROCKEY MOUNTAIN
METROPOLITAN AIRPORT

WESTMOOR
TECHNOLOGY PARK



10875 DOVER ST

TARGET. T.J. maxx
PETSMART

DAVE &
BUSTER'S

amc
THEATRES

TORCHYS Burlington
coat factory



COSTCO
WHOLESALE



BEST
BUY

GOLF
GALAXY

ULTA
BEAUTY

TRADER JOE'S

BARNES & NOBLE
BOOKSELLERS

ROSS
DRESS FOR LESS

Walmart
Save money. Live better.

Office DEPOT
Taking Care of Business



THE GREG MASTRIONA
GOLF COURSES AT HYLAND HILLS

STANDLEY LAKE

POND LAKE

LAKE ARBOR GOLF COURSE

KING
Soopers

DUTCH BROS
Cafe

WESTMINSTER
MALL REDEVELOPMENT

DOWNTOWN DENVER

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