









FLEX SPACE FOR LEASE/SALE

9168 Marshall Pl, Westminster, CO 80021

Quality flex building located in Lake Arbor Industrial Park available for sale or for lease. The building is roughly 50% warehouse/flex with 14' clear height and two drive-in doors and 50% office with a mix of open office and private offices. Flexible zoning allows for a variety of uses, including light industrial, light manufacturing, auto repair, service-related businesses, office, and more. The building also has a secure yard that can be used for parking/storage. Perfect lease or owner-user opportunity with great access to 92nd Avenue and Highway 36.

FEATURE HIGHLIGHTS

-  Corner Lot
-  Drive-In Doors (10' x 12')
-  LED Lighting
-  Near Restaurants
-  Parking
-  200amp, 3-phase

PROPERTY OVERVIEW

| | |
|---------------------------------|-------------------------------|
| SUITE 1 (office) | 2,428 RSF* |
| SUITE 2 (warehouse/flex) | 3,924 RSF* |
| SUITE 1 - 2 | 6,352 RSF* |
| SITE SIZE | 20,916 SF (.48 acres) |
| SALE PRICE | \$1,429,200 (\$225/SF) |
| LEASE RATE | \$10.00 – 12.00/RSF NNN |
| EXPENSES (EST) | \$7.55/SF |
| AVAILABLE | 30 days |
| PARKING | 16 spaces plus street parking |
| ZONING | PUD |

**Source – Floor Plan and Assessor*

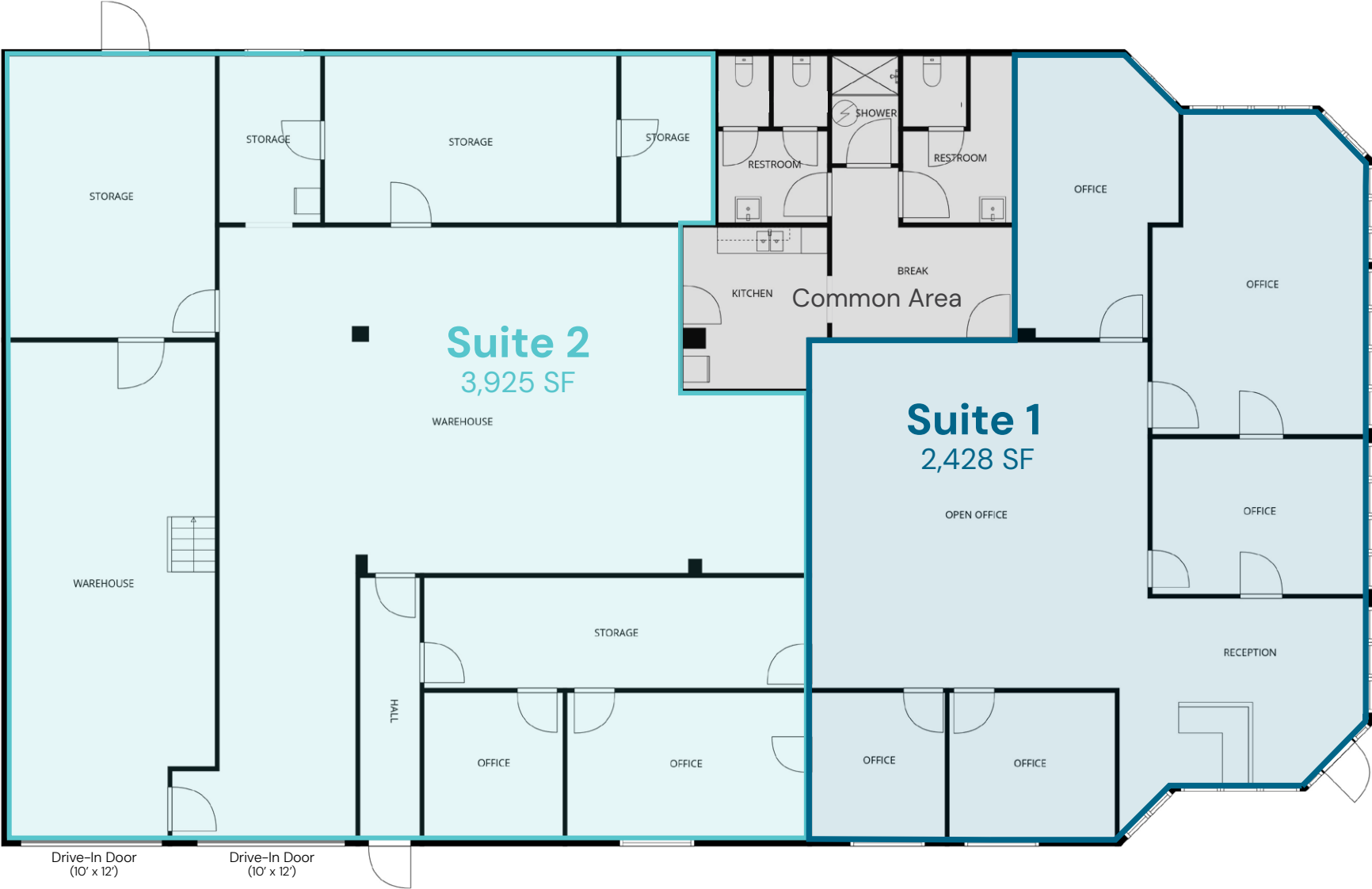
FOR MORE INFORMATION:

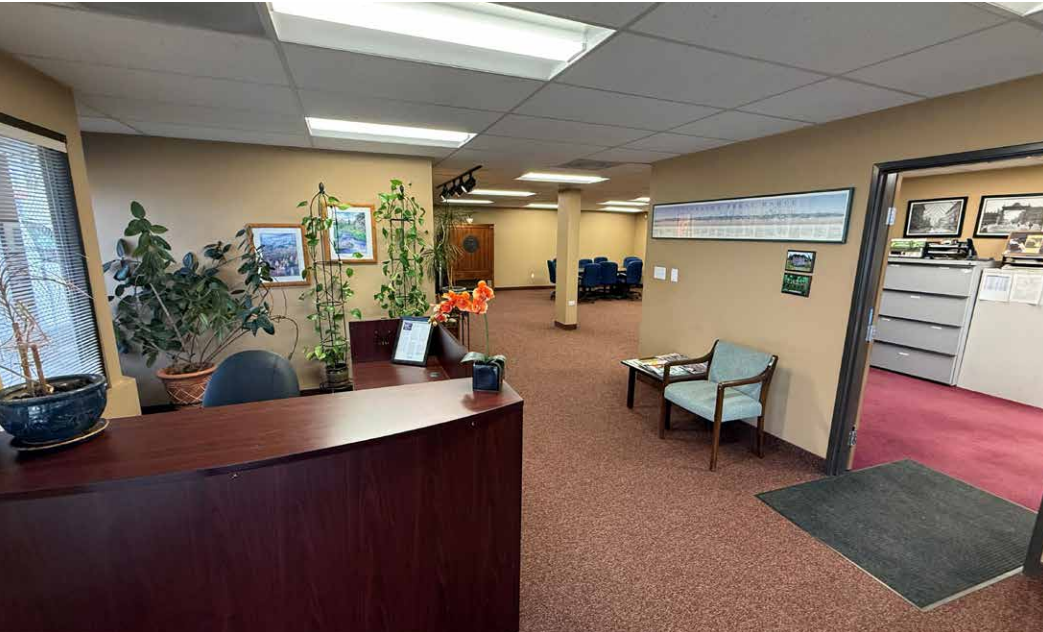


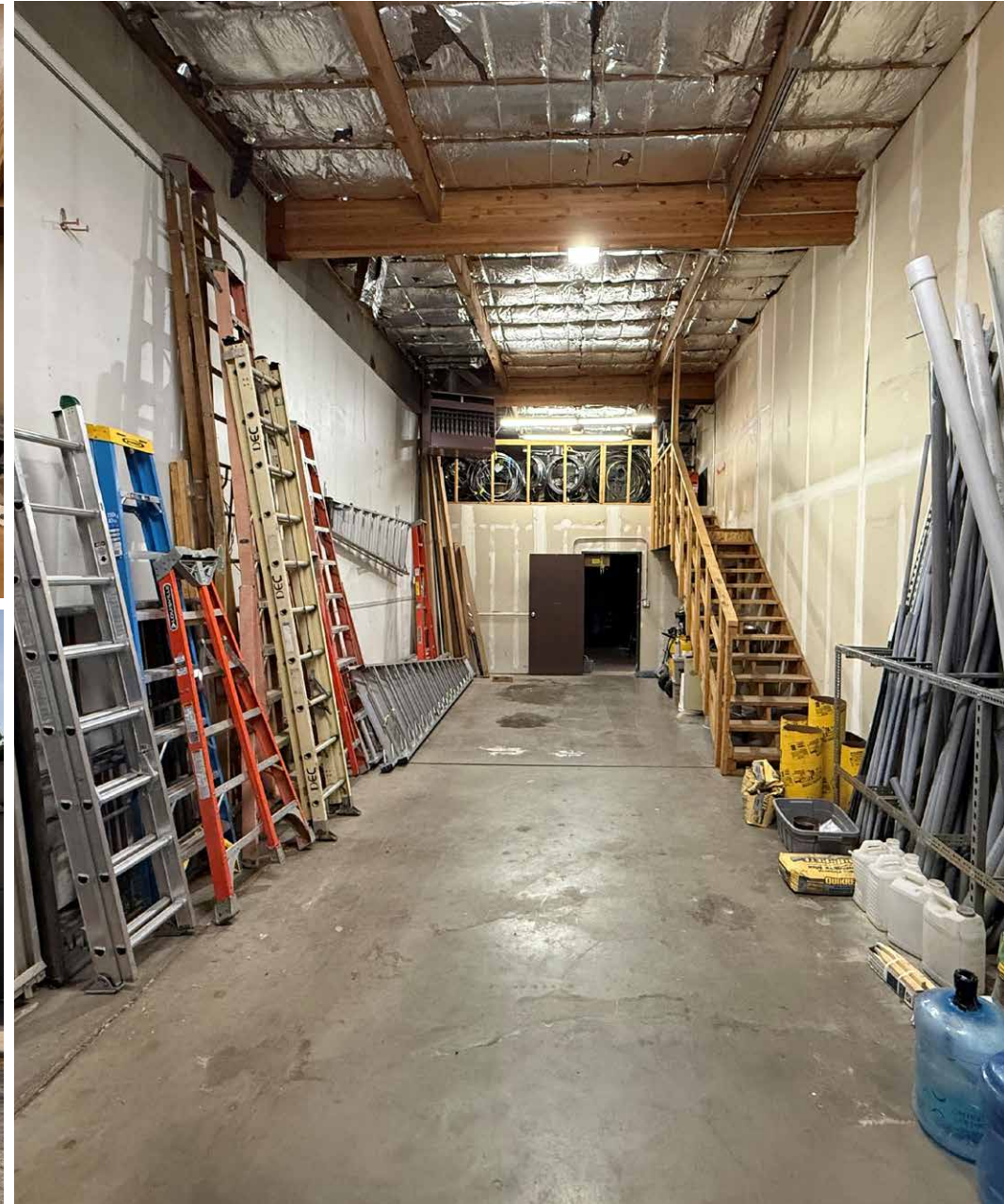
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PROPERTY FLOOR PLAN







PROPERTY LOCATION

