



INDUSTRIAL / FLEX SPACE FOR SALE

10860 Dover Street, Westminster, CO 80021

Turnkey flex/retail condo in Westminister's Walnut Creek district—currently built out and operated as a craft-distillery tasting room. Set in a single-story business park with ample surface parking, the space offers modern high-end construction and adaptable layout for beverage/food consumption, specialty retail/restaurant, or creative showroom uses. Outdoor seating is available to handle high volumes or take advantage of nice weather. A perfect owner/user opportunity just off US-36 and Wadsworth, surrounded by everyday traffic drivers—Target, Westminister Promenade, The Shops at Walnut Creek, AMC Theaters, and more. Flexible purchase options — buy the whole, or just the piece you need.

FEATURE HIGHLIGHTS

-  Central Location
-  Flexible Zoning
-  On Bus Route
-  Near Golf Course
-  Near Shopping

PROPERTY OVERVIEW

ENTIRE CONDO: 3,600 SF*	\$1,299,000 \$1,224,000
UNIT 2000: 1,200 SF*	\$433,200
UNIT 2100-2200: 2,400 SF*	\$816,000
AVAILABLE	Immediately
ZONING	PUD (Current Retail Use)
PARKING	Ample

*Source – Jefferson County Assessor

FOR MORE INFORMATION:



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PROPERTY FLOOR PLANS

Entire Condo (3,600 SF)

The full turnkey buildout, tasting room and east units together.

Unit 2000 —**Tasting Room/Bar (1,200 SF)**

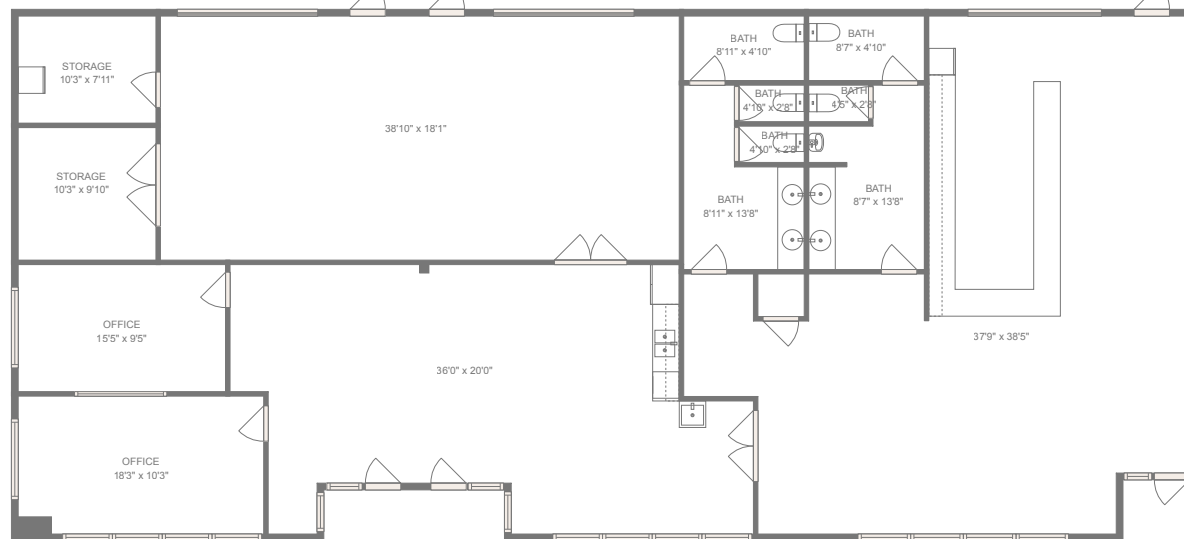
Finished, ready-to-operate F&B core. Ideal for a single owner-operator wanting a smaller experiential concept with the buildout already done.

Unit 2100–2200 —**East Units (2,400 SF)**

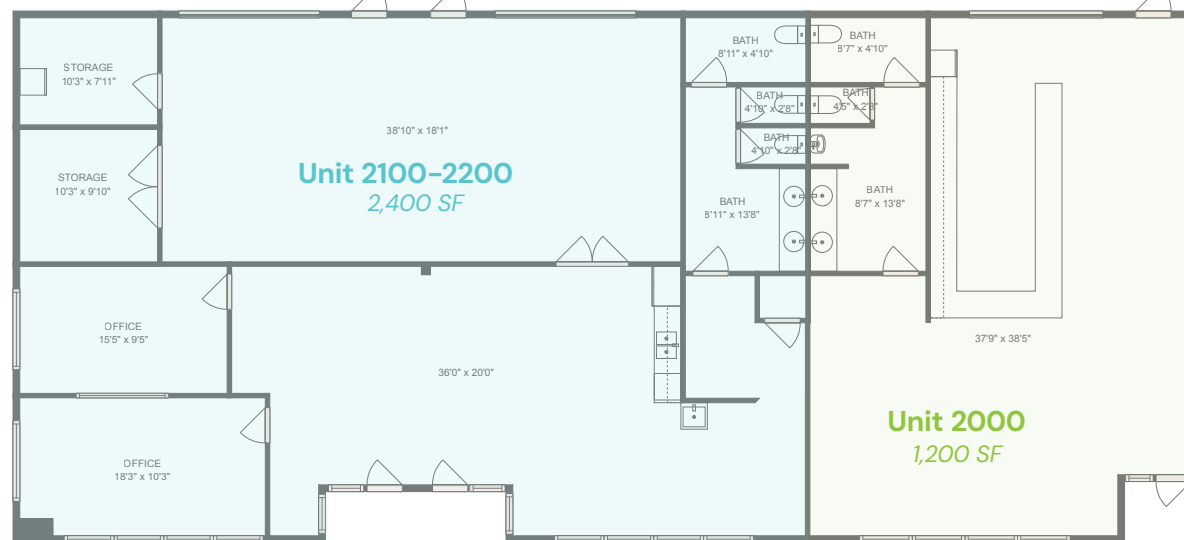
Larger contiguous flex space at a lower per-SF price, ready for an owner-user to configure for retail, showroom, or flex use.

Whether you want a full-scale experiential F&B destination or a right-sized owner-user footprint, this property offers a rare turnkey opportunity in an amenity-rich, high-traffic trade area.

ORIGINAL



PROPOSED SPLIT LAYOUT





PROPERTY LOCATION



- 1 Target
- 2 Starbucks
- 3 Interlocken
- 4 The Shops at Walnut Creek
- 5 Westminister Promenade
- 6 Rocky Mountain Metropolitan Airport
- 7 Walnut Creek
- 8 AMC Westminister Promenade 24

