

1575 W. 124TH AVE.
WESTMINSTER, COLORADO

**Freestanding Flex Industrial
Building for Sale**



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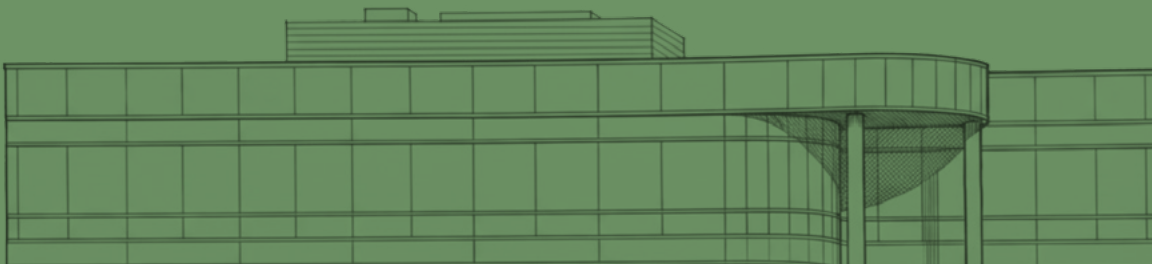
FREESTANDING FLEX INDUSTRIAL BUILDING FOR SALE

1575 W. 124TH AVE.

WESTMINSTER, COLORADO, 80234

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OFFERING / OVERVIEW

Gruber Commercial Real Estate, Inc., as the exclusive representative of the owner, is pleased to present **1575 W. 124th Avenue in Westminster, Colorado**, to the market. The **±52,200-square-foot** flex industrial building is situated on 6.34 acres, ideally located just west of Interstate 25 at the 120th Avenue interchange. This highly desirable location, positioned between the Denver and Boulder/Broomfield submarkets, provides users with strategic access to both regions.

The property is located within Parke Centre Filing and offers a strong corporate image. In addition, the site provides a valuable opportunity for future expansion, with excess

land available on the north side of the building. The property also benefits from its adjacency to land owned by the City of Westminster along its western boundary, preserving unobstructed views of the Flatirons and Front Range.

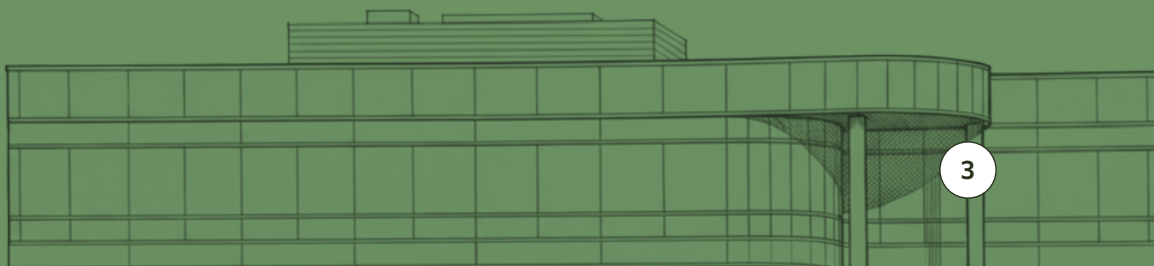
The building is currently leased to two tenants. Both leases include termination options with six months' notice, offering flexibility for an owner-user to occupy all or a portion of the property while benefiting from in-place income at acquisition.

Please contact the broker for additional details regarding lease terms and rates.



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION: Prime I-25 flex industrial with owner-user flexibility and Front Range views	YOC: 1987	BUILDING SIZE: 52,200/SF	PROPERTY TAX: \$189,460.50 + \$139.18 (2025)	ZONING: PUD (Westminster)	PRICE: CONTACT BROKER
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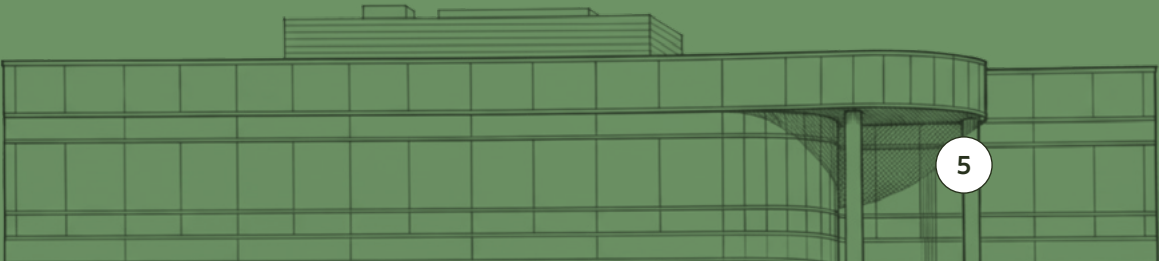
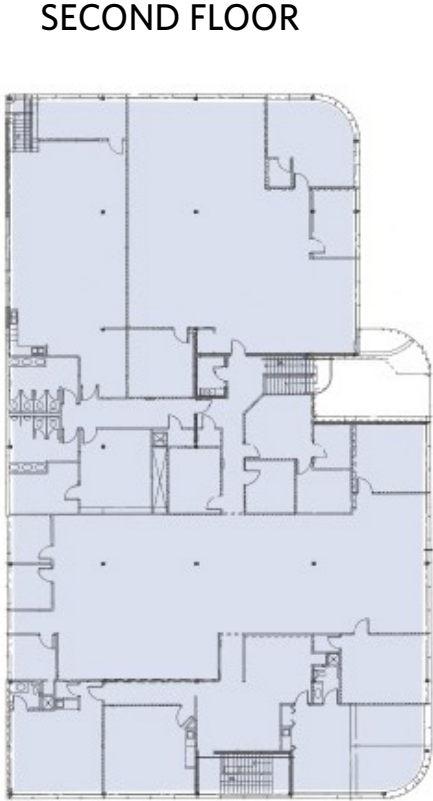
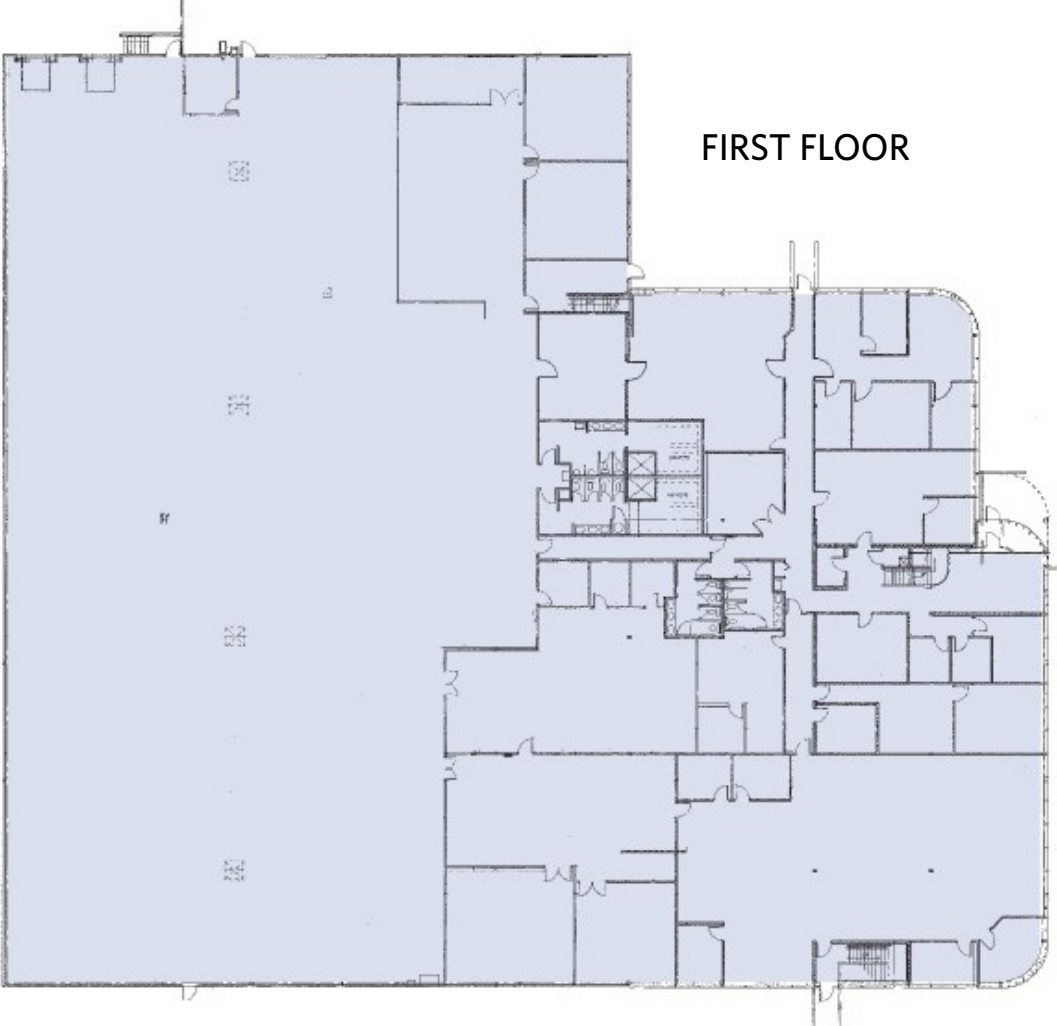
AERIAL



PROPERTY HIGHLIGHTS

-  **Building Size:** 52,200/SF
-  **Office:** 26,100/SF (2 story)
-  **YOC:** 1987
-  **City/County:** Westminster/Adams County
-  **Parking:** 180 parking spaces
-  **Heat & A/C:** Fully temperature controlled
-  **Clear Height:** 15.4'ft
-  **Sprinkler:** Yes
-  **Loading:** 2 dock high door, 1 drive in door
-  **Power:** 2,000amps-3 phase (TBV)
(well distributed)

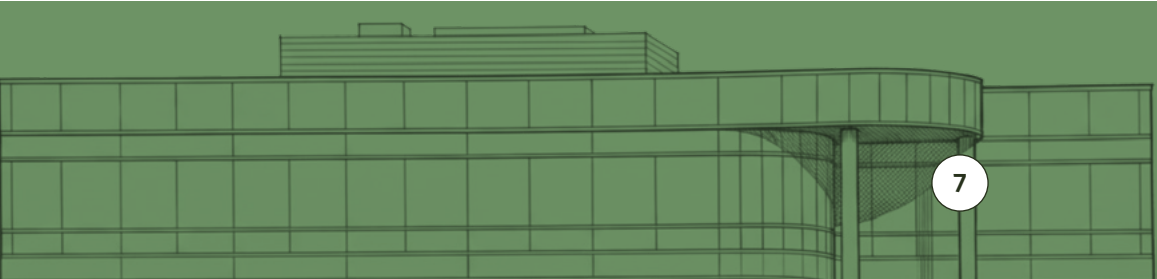
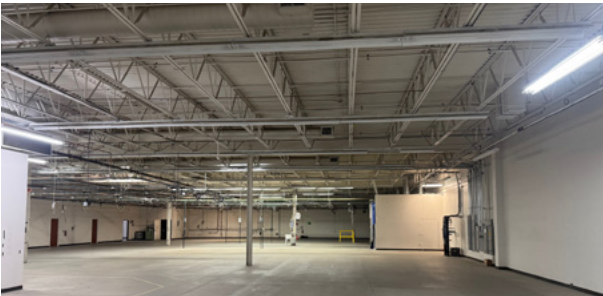
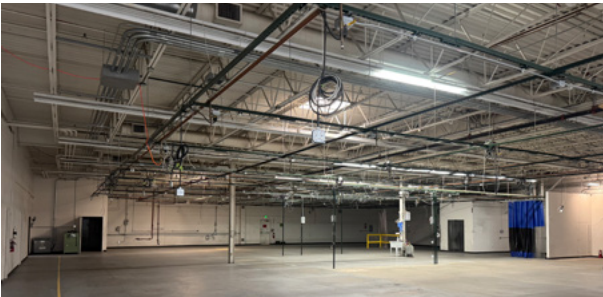
FLOOR PLAN



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PHOTOS



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