

9086 MARSHALL COURT WESTMINSTER, COLORADO 80031
UNIT 9086 | 1,650 SF



FOR DIRECT LEASE



OFFICE/LIGHT INDUSTRIAL IN CLOSE PROXIMITY TO US-36 **FOR LEASE**

Located approximately 15 minutes from the Denver Metro area with easy access to US-36, Sheridan Boulevard, Wadsworth Boulevard and 88th Avenue.



PROPERTY FEATURES

- Well-located property within walking distance to convenient retail services.
- Zoning: PUD (Planned Unit Development)
- Construction Type: Pre-cast concrete walls with wood fascia and glazed glass in the office areas
- Year Built: 1980
- Clear Heights: 14'-15'
- Parking Ratio: 2.54 per 1,000
- Local, professional management

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

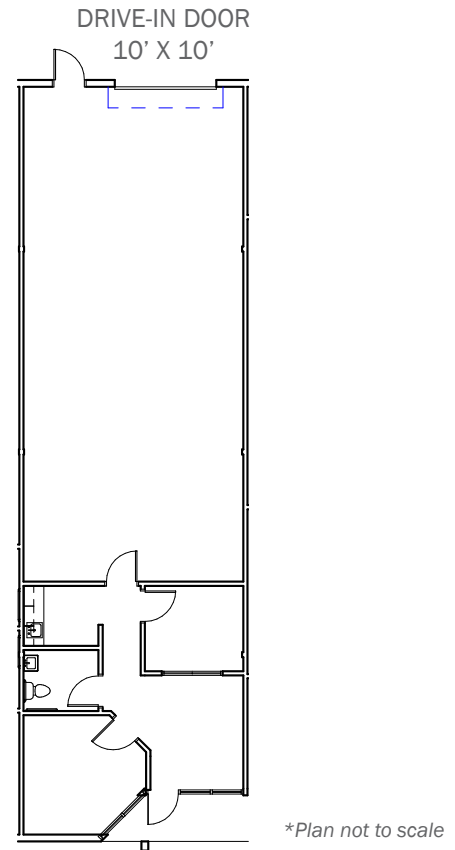
UNIT 9086

1,650 SF AVAILABLE

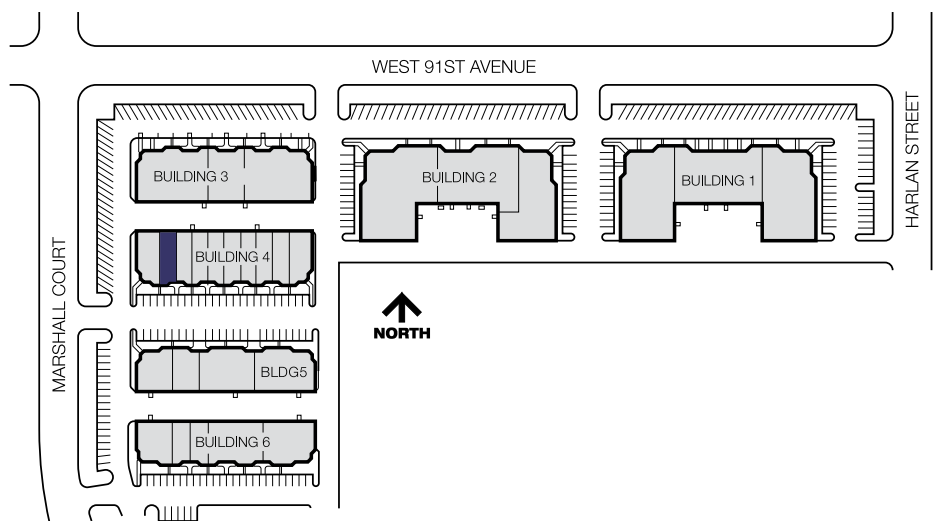
UNIT FEATURES

- Office Space: 509 SF
- Warehouse Space: 1,141 SF
- Clear Height: 14'-15'
- Loading:
1 Drive-In Door (10' X 10')
- Column Spacing: 22' x 20'
- Climate controlled warehouse
- Power: 200 Amp, 120/208 volt
3-phase (to be verified)

FLOOR PLAN



SITE PLAN



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