

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)	\$225/SF - \$1,142,550
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

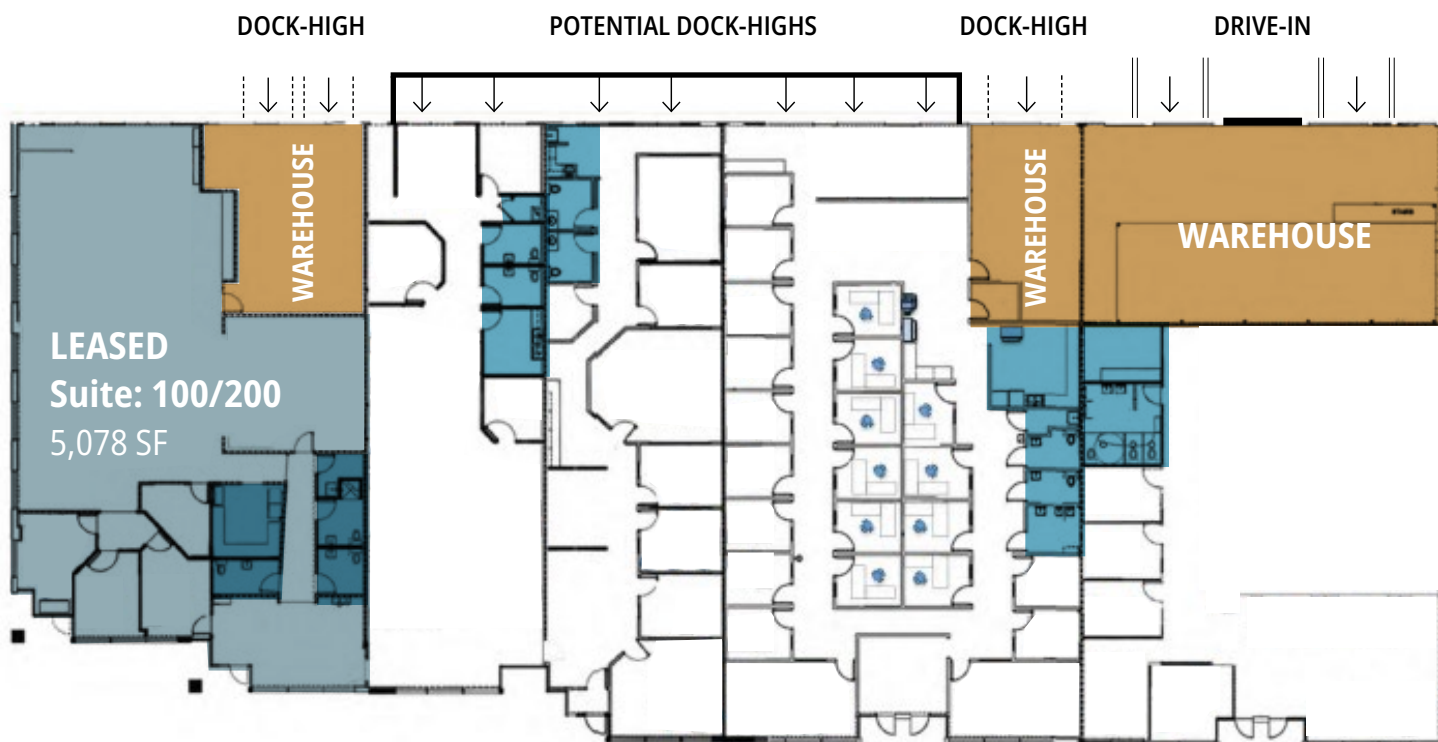
ESHAW@PINNACLEAREA.COM

JOE OWSTON
ASSOCIATE ADVISOR

303.396.2663

JOWSTON@PINNACLEAREA.COM

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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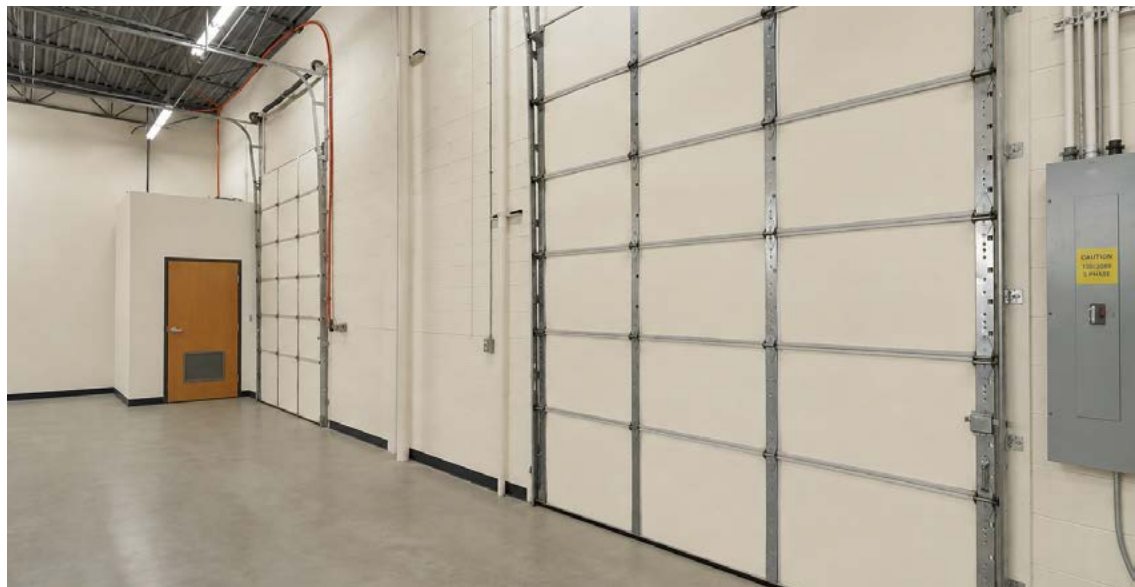
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BOULDER

ROCKY MOUNTAIN
METROPOLITAN AIRPORT

WESTMOOR
TECHNOLOGY PARK



10875 DOVER ST

TARGET. T.J. maxx
PETSMART

DAVE & BUSTER'S
AMC THEATRES

STARBUCKS 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 DSW

TORCHYS Burlington coat factory



COSTCO WHOLESALE

THE GREG MASTRIONA
GOLF COURSES AT HYLAND HILLS

STANDLEY LAKE

WESTMINSTER
MALL REDEVELOPMENT

121

LAKE ARBOR GOLF COURSE

KING
Soopers

DUTCH BROS

36

DOWNTOWN DENVER

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