

9032 MARSHALL COURT WESTMINSTER, COLORADO 80031  
**UNIT 9032 | 3,000 SF**



**AVAILABLE NOW**



## FLEX/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: 13'-14'
- Parking Ratio: 2.54 per 1,000
- Local, professional management

FOR MORE INFORMATION CALL: 720.730.7008

[berkeleypartners.com](http://berkeleypartners.com)

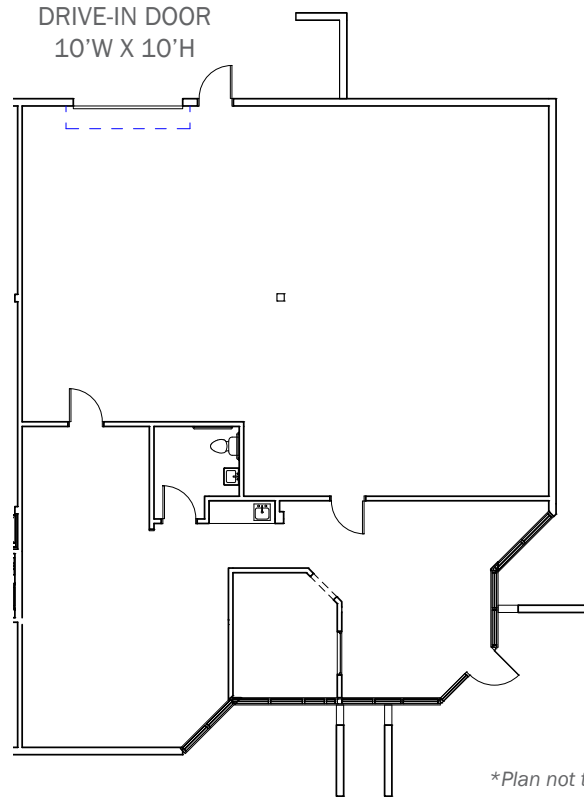
## UNIT 9032

3,000 SF AVAILABLE

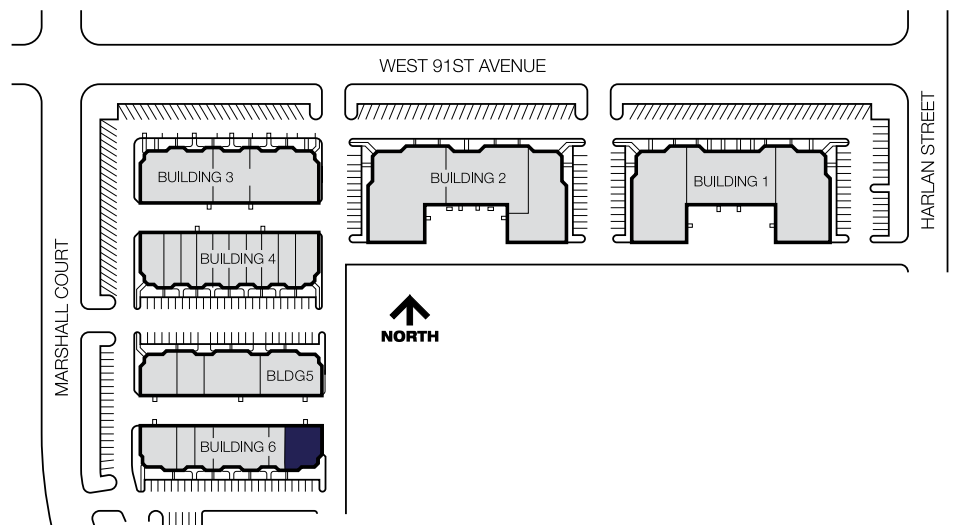
### UNIT FEATURES

- Office Space: 1,264 SF
- Warehouse Space: 1,736 SF
- Clear Height: 12'
- Loading: 1 Drive-in door (10' x 10')
- Power: 200 Amps, 120/280v, 3 phase (to be confirmed)
- Natural light throughout
- Kitchenette area
- Available Now

### FLOOR PLAN



### SITE PLAN



FOR MORE INFORMATION CONTACT:

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