

FOR SALE / FOR LEASE

# Walnut Creek Business Park

10875 Dover Street, Westminster, Colorado 80021



## Property Details

Type	Flex/Industrial Condos
Building Size	34,016 SF
Maximum Available	17,400 SF
Minimum Divisible	2,700 SF
Lease Rates	From \$15.00 / SF NNN
HOA	\$4.23/SF
Property Tax	\$4.92/SF
Sale Prices	From \$240 - \$280/SF

## Availability

Units 100-200	Leased
Unit 300	2,700 SF
Unit 400	2,940 SF
Unit 500-600	5,880 SF
Unit 700-800	5,880 SF
Contiguous	17,400 SF



Easy Access to  
Wadsworth, US-36,  
Boulder & Broomfield



Class A Interior  
Finishes



Lots of Windows  
& Skylights



Park-like Setting



Dock-high Loading  
+ Drive-In

For more information, please contact: \_\_\_\_\_

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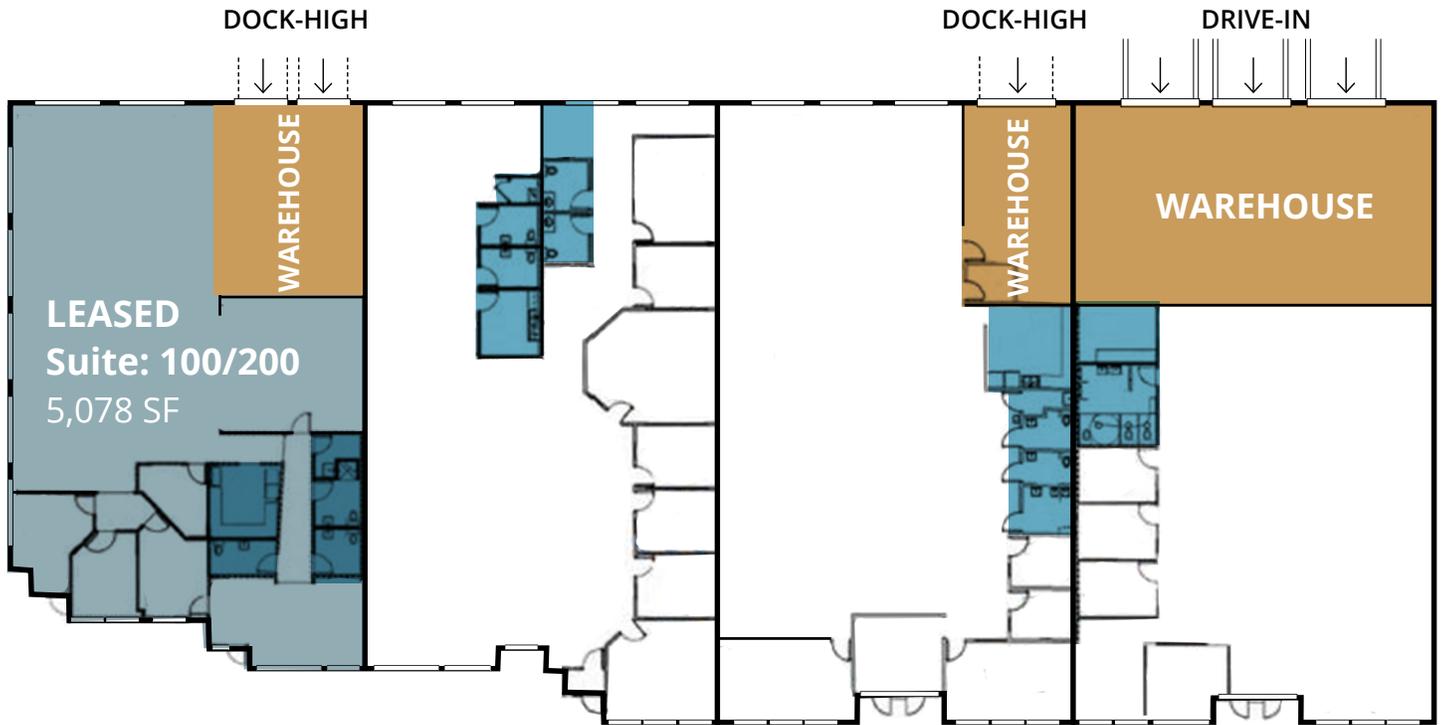
JOwston@PinnacleREA.com



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Warehouse Restrooms/Lunch Rooms

UNITS  
**100-200**  
5,078 SF

UNIT  
**300**  
2,700 SF

UNIT  
**400**  
2,940 SF

UNITS  
**500-600**  
5,880 SF

UNITS  
**700-800**  
5,880 SF







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