

**RARE FLEX SPACE. LARGE PARKING/YARD. PRIME HIGHWAY ACCESS.
 IN WESTMINSTER**

7140 HOOKER ST
 WESTMINSTER, CO 80030

Property Features

Property Summary

- Convenient access to Hwy 36, I-76, I-70 and I-25
- Large Fenced and Paved Parking/Yard Area
- Single or Multi Tenant Capabilities
- Ideal for contractors, plumbers, electricians, HVAC, and service fleets
- 1st floor is ideally suited for showroom, warehouse, or light manufacturing uses, while the second floor offers a highly efficient layout that can accommodate a separate tenant or function as traditional office space.
- Federally designated HUBZone location offering potential advantages for government contractors and qualifying small businesses.

Sale Price	\$1,500,000 (\$195.31/SF)
Building Size	7,680 SF
Parking	Ample
Total Lot Size	.82 Acres (35,602 SF)
Taxes (2025)	\$17,005.62
Zoning	SPD (City of Westminster)
City/County	Westminster / Adams
YOC/Renovation	1966 / 2025

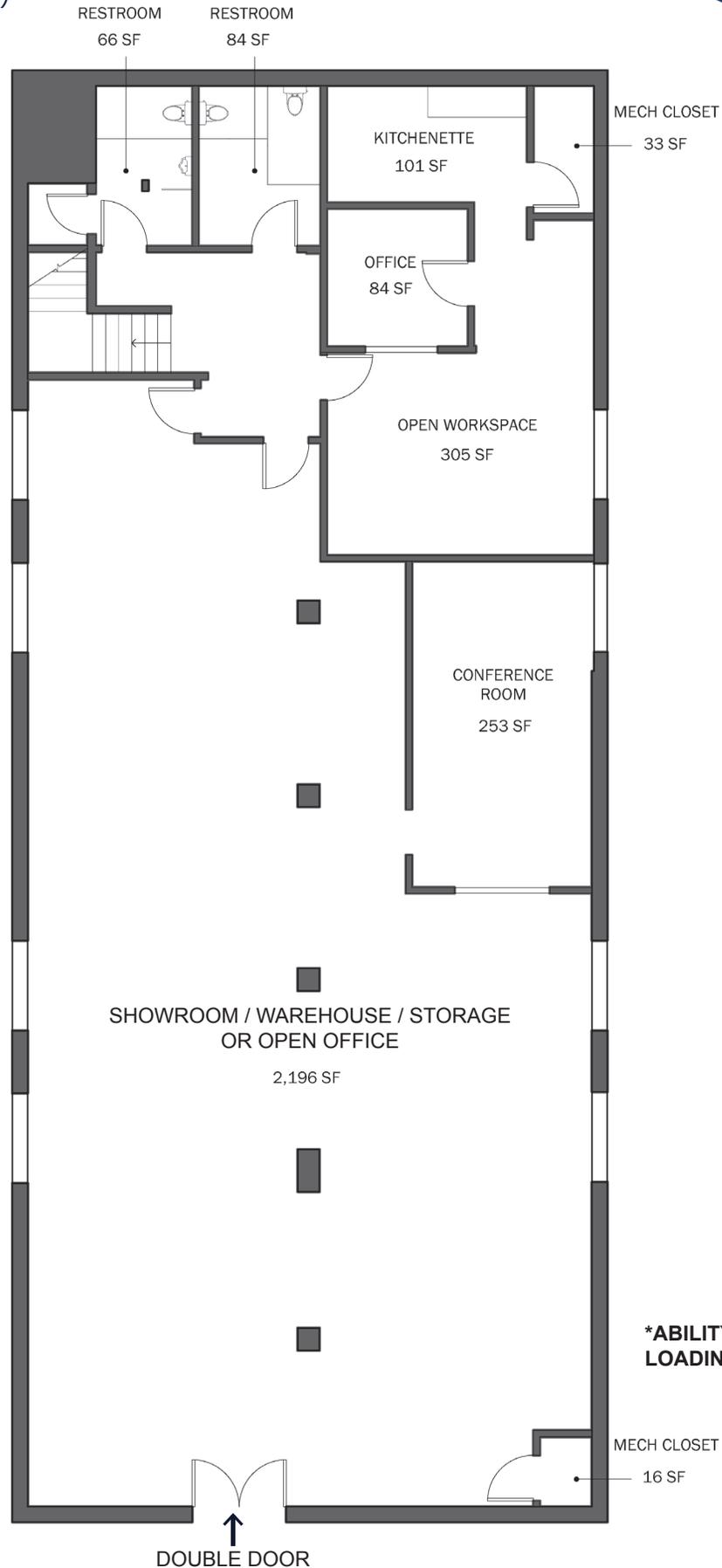
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7140 HOOKER ST 1ST FLOOR (GROUND LEVEL)



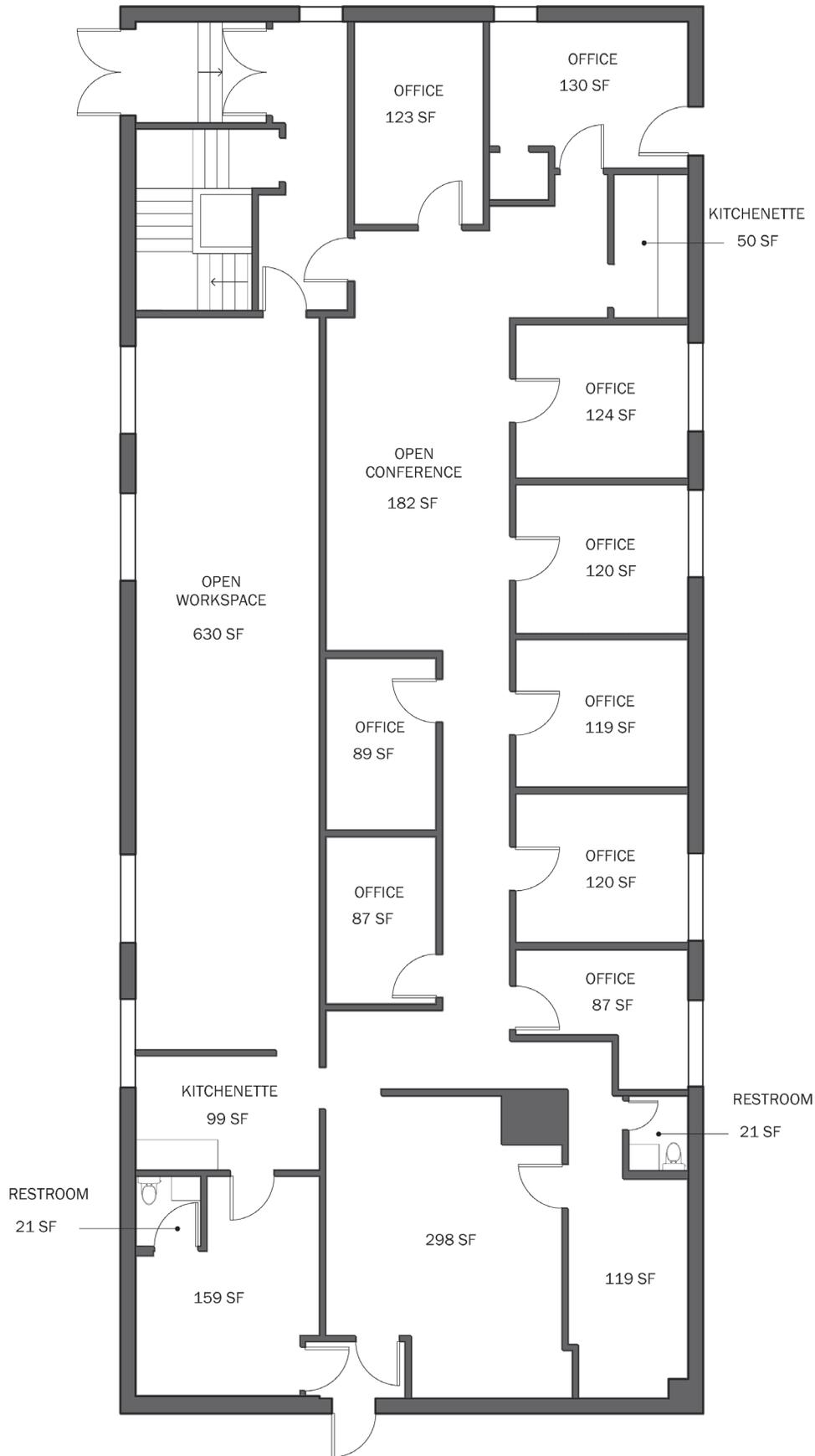
LEVEL 01 FLOOR PLAN

SCALE: 1/4" = 1' - 0"



7140 HOOKER ST

2ND FLOOR



LEVEL 02 FLOOR PLAN

SCALE: 1/4" = 1' - 0"

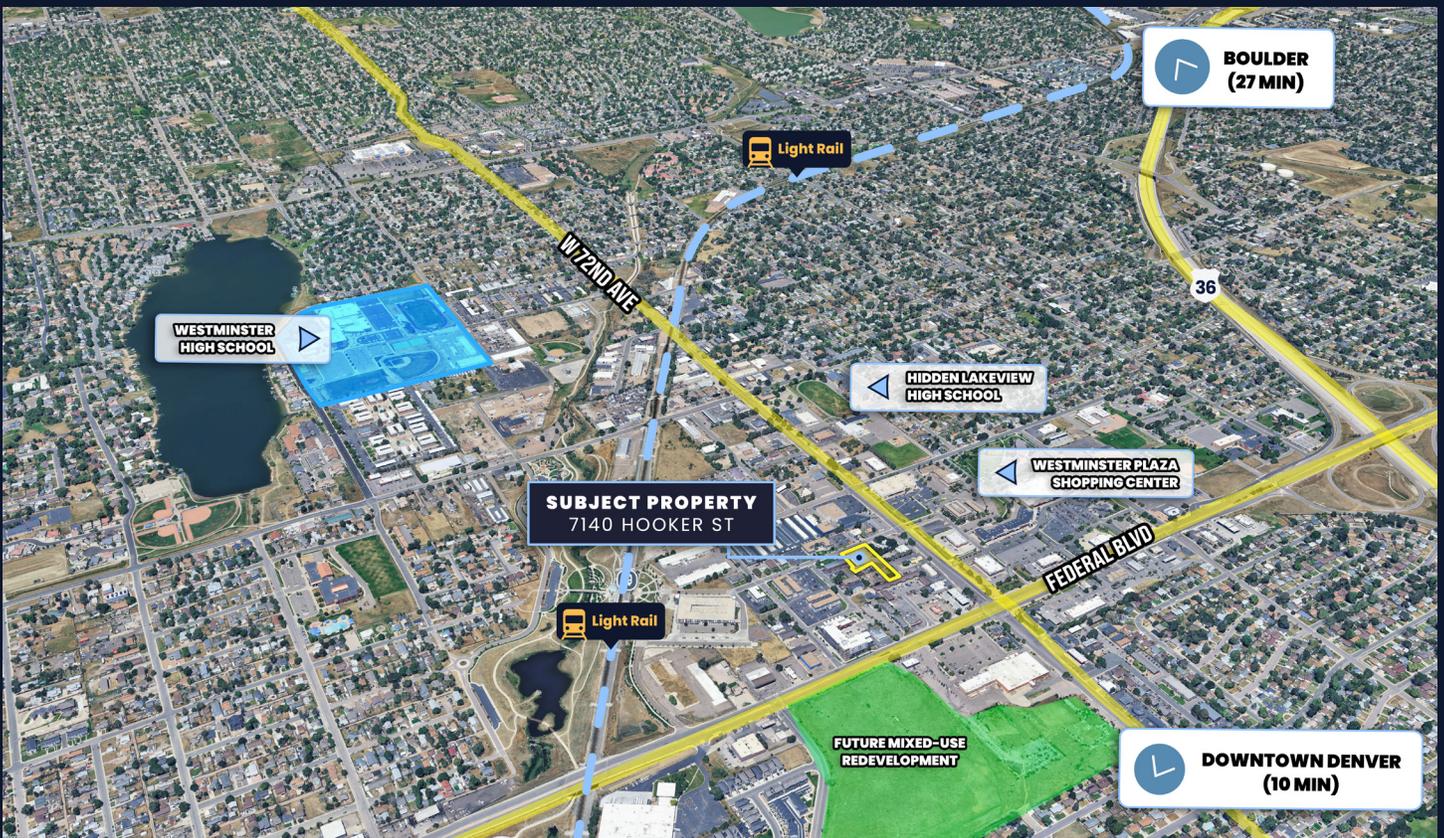
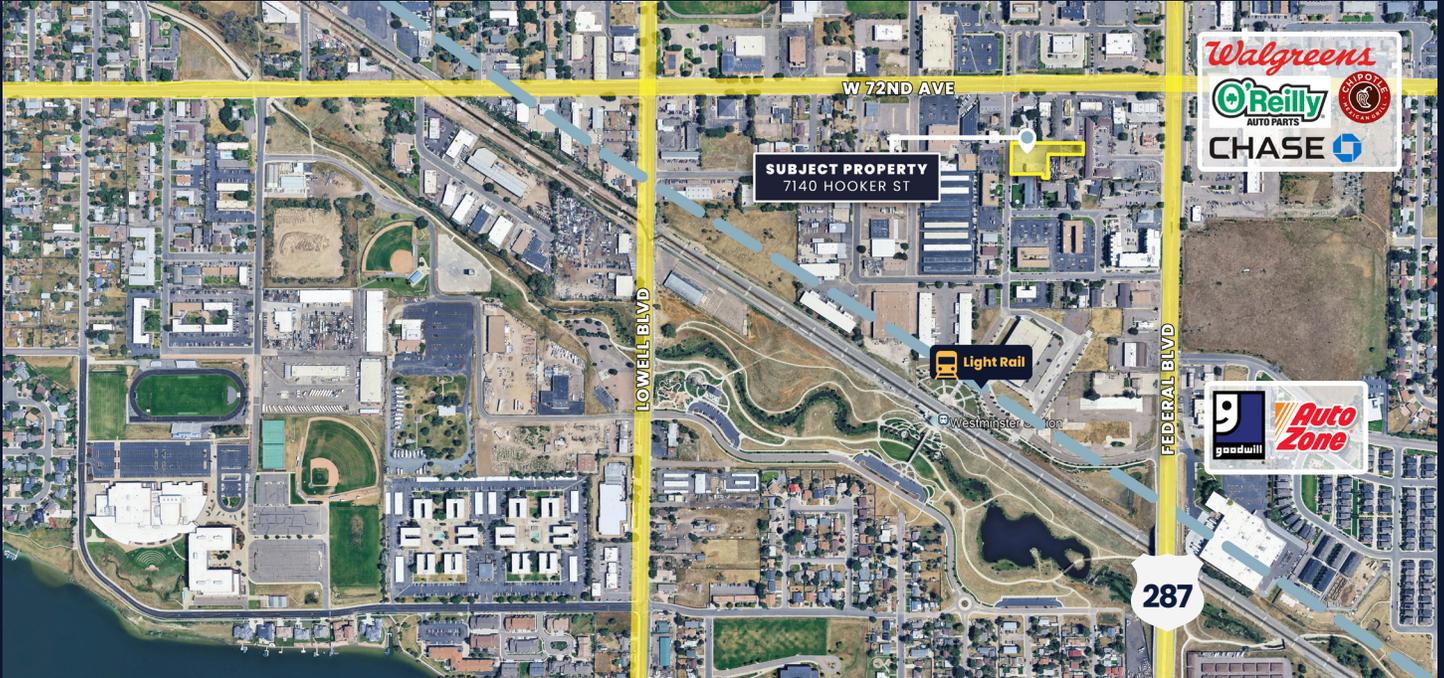


7140 HOOKER ST PROPERTY PHOTOS



7140 HOOKER ST WESTMINSTER, CO

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