

## Westminster Industrial/Flex Space for Lease

12170 TEJON ST | WESTMINSTER, CO 80234  
SUITE 100

Size: 2,547 SF

Rate: \$22/SF + \$13.70 NNN including utilities

Date Available: 3/1/26

YOUR SIGN HERE

100  
ROSE HAWK  
drapery  
roman shades  
pillows  
upholstery  
bedding  
by appointment 763-729-0091

# SHINY SPACE

Discover prime industrial flexibility at this Class A building ideally positioned off I-25 & W 120th Ave. in Westminster, which ensures swift access to major highways and thoroughfares that are perfect for your industrial needs. Tailored for seamless operations, this space currently serves as a fabrication and upholstery shop, offering bright, airy interiors with ceiling-height windows that flood the area with natural light. As a corner unit, it offers excellent visibility. Additionally, a great loft/mezzanine area provides extra open space accessed via a flight of stairs. The unit also features a 12ft overhead door for efficient loading and unloading.

## PROPERTY HIGHLIGHTS

- Class A building, built in 2018
- Located off of I-25 & W 120th Ave.
- Office and warehouse space with kitchenette
- Corner unit with floor-to-ceiling windows
- 12ft OH door

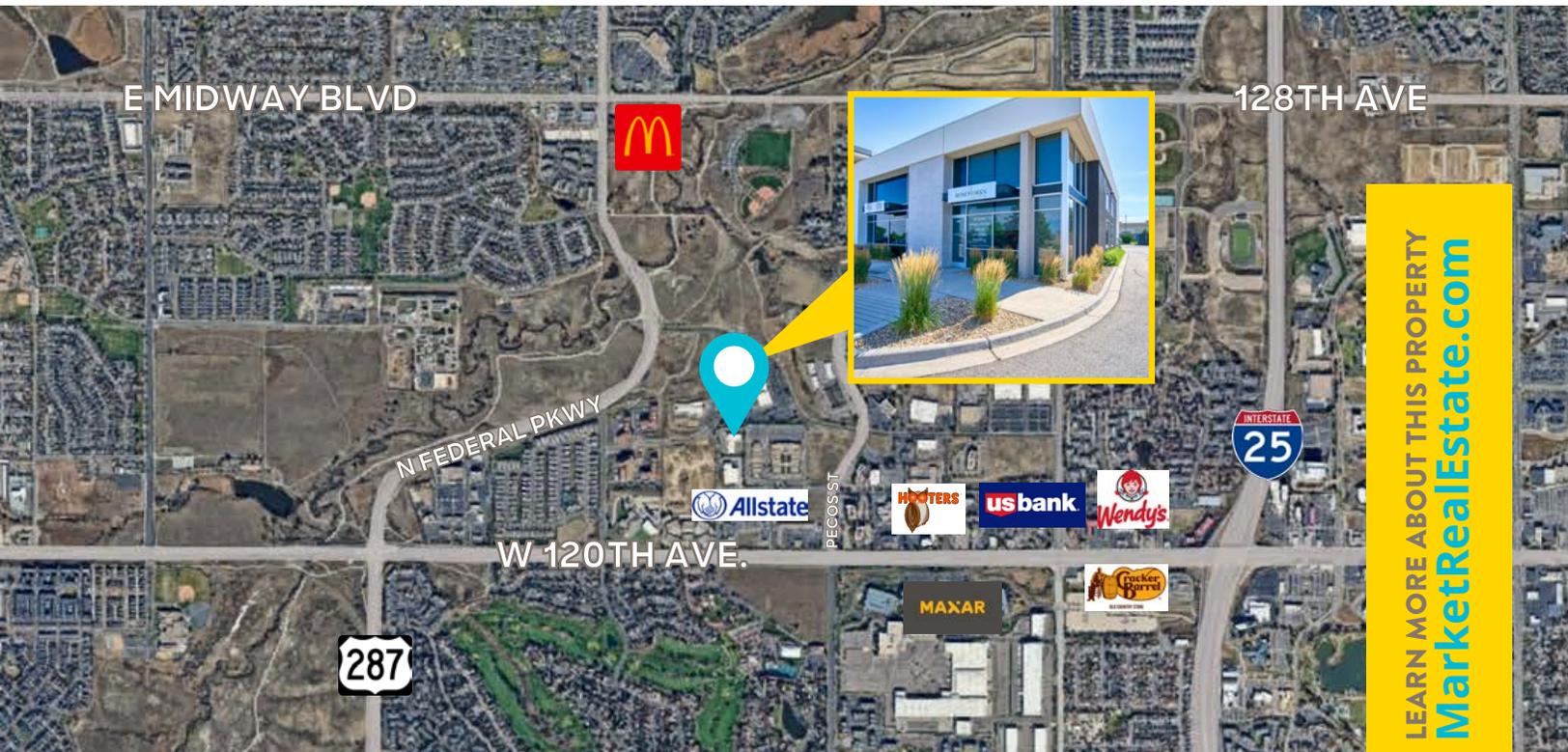


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## FLOOR 1



## MEZZANINE



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