

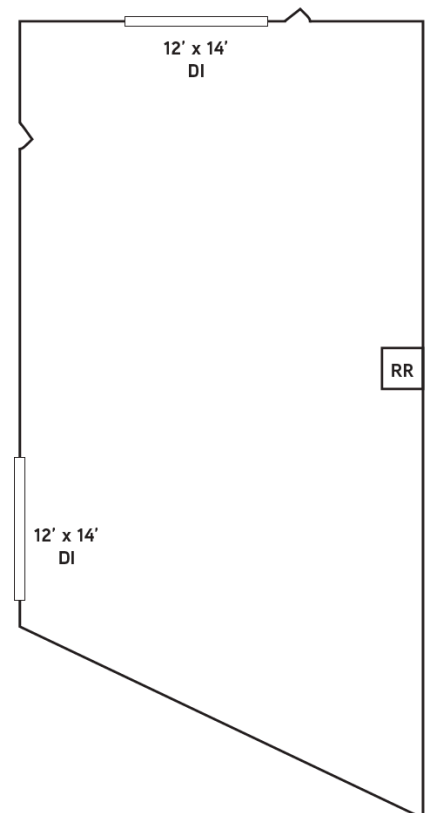


3696 W. 72nd Ave., Westminster, CO 80030

FLEX SITE FOR LEASE

BUILDING INFORMATION

Lease Rate:	\$11/SF/YR NNN
NNN:	\$2.70/SF/YR
SF:	6,125 SF
Lot:	0.5 Acres
Loading:	Two (2) Drive-In Doors (12'x14')
Clear Height:	15'
Power:	120/208 Volt, 3-Phase (TBV)
Zoning:	C-1 (Westminster)



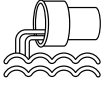
Highlights



Fenced and paved secured yard (parking)



Over 31,000 VPD on 72nd Ave.



Trench drains



Clearspan construction



Walking distance to Westminster light rail station



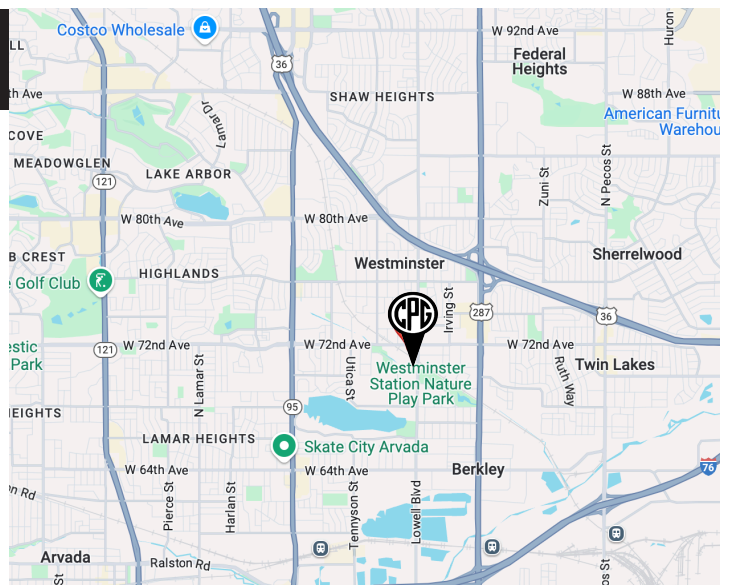
Epoxy floors



Listing Agent



JOSH HORWITZ
Broker | Owner
Josh@capitalprogroup.com
303.204.4464



Please note, all information furnished in this presentation has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We may owe duties to the seller, which can include utmost good faith. We may negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us in accordance with Colorado Law. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.