

6020-6494 W. 91ST AVE. & 9032-9088 MARSHALL COURT  
WESTMINSTER, COLORADO 80030  
**UNIT 6060 | 9,348 SF**



**AVAILABLE NOW**



## OFFICE/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

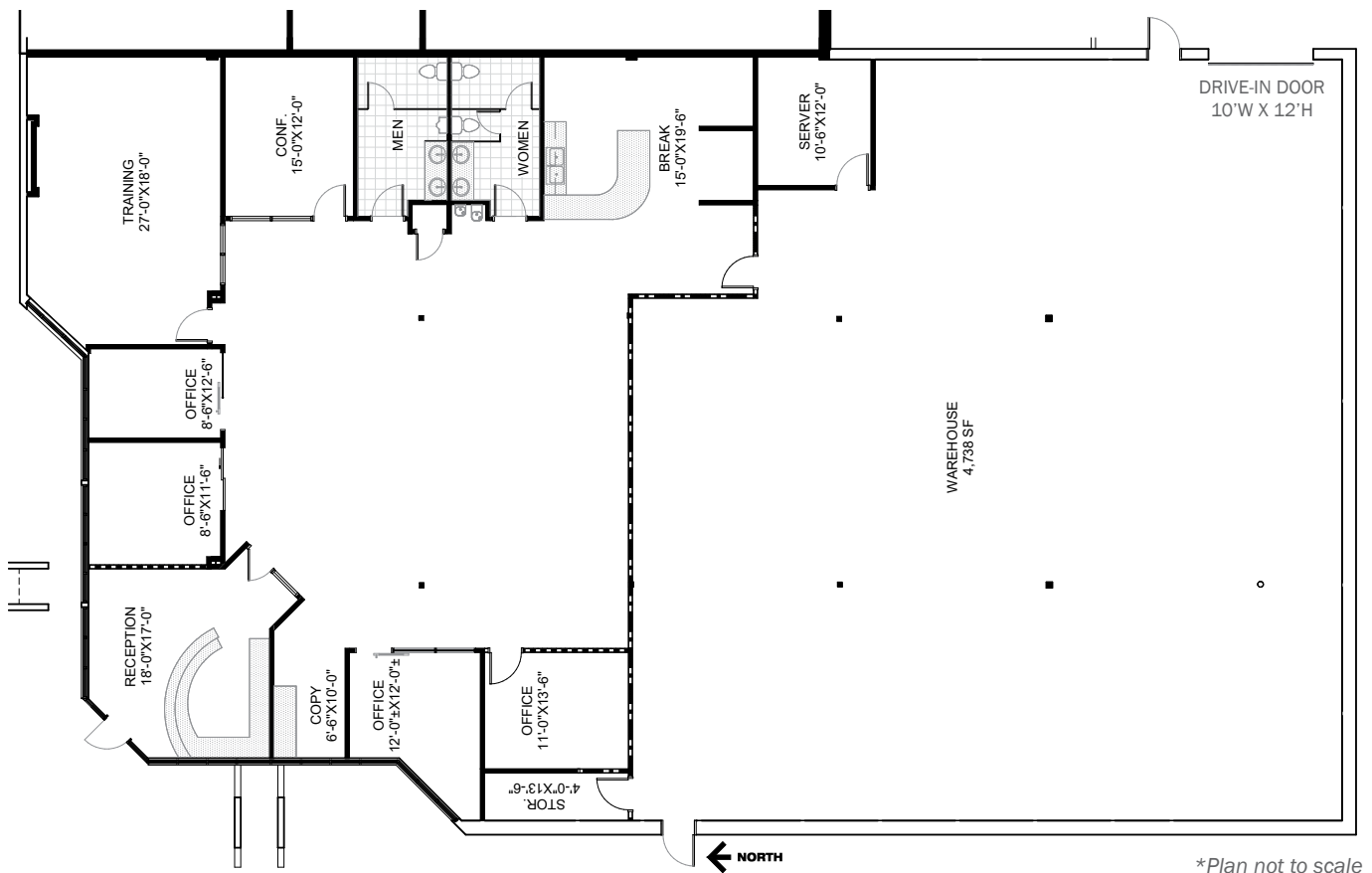
- Well-located property within walking distance to convenient retail services.
- Zoning: PUD (Planned Unit Development)
- Construction Type: Pre-cast concrete walls with wood fascia and glazed glass in the office areas
- Year Built: 1980
- Clear Heights: 20'-21'
- Parking Ratio: 2.54 per 1,000
- NNN Expenses (2024): \$7.29/SF

FOR MORE INFORMATION CONTACT:

**MELISSA SHEILS** | 303.408.1542 | [msheils@berkeleypartners.com](mailto:msheils@berkeleypartners.com)

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

## FLOOR PLAN



## UNIT FEATURES

- Newly floor plan
- Office space: 4,610 SF
- Warehouse space: 4,738 SF
- 18' Clear warehouse
- One (1) 10' x 12' drive-in door
- Power: 400 Amp, 120/208 volt, 3 phase (TBV)

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## SITE PLAN

