

BREAKING GROUND Q3 2024



WEST108

CLASS A PREMIER INDUSTRIAL / FLEX FACILITY IN NORTHWEST DENVER



**±75,058 SF AVAILABLE
FOR SALE OR LEASE**

Developed By:



Leased By:



BUILDING FEATURES

±75,058 SF

Building Size
(Divisible)

7.15 ACRES

Site Size

28'

Clear Height

155' X 472'

Building Dimensions

177 STALLS

Parking
2.36 : 1,000 SF

20 DOCK HIGH

Loading Doors

4 DRIVE-IN

Loading Doors

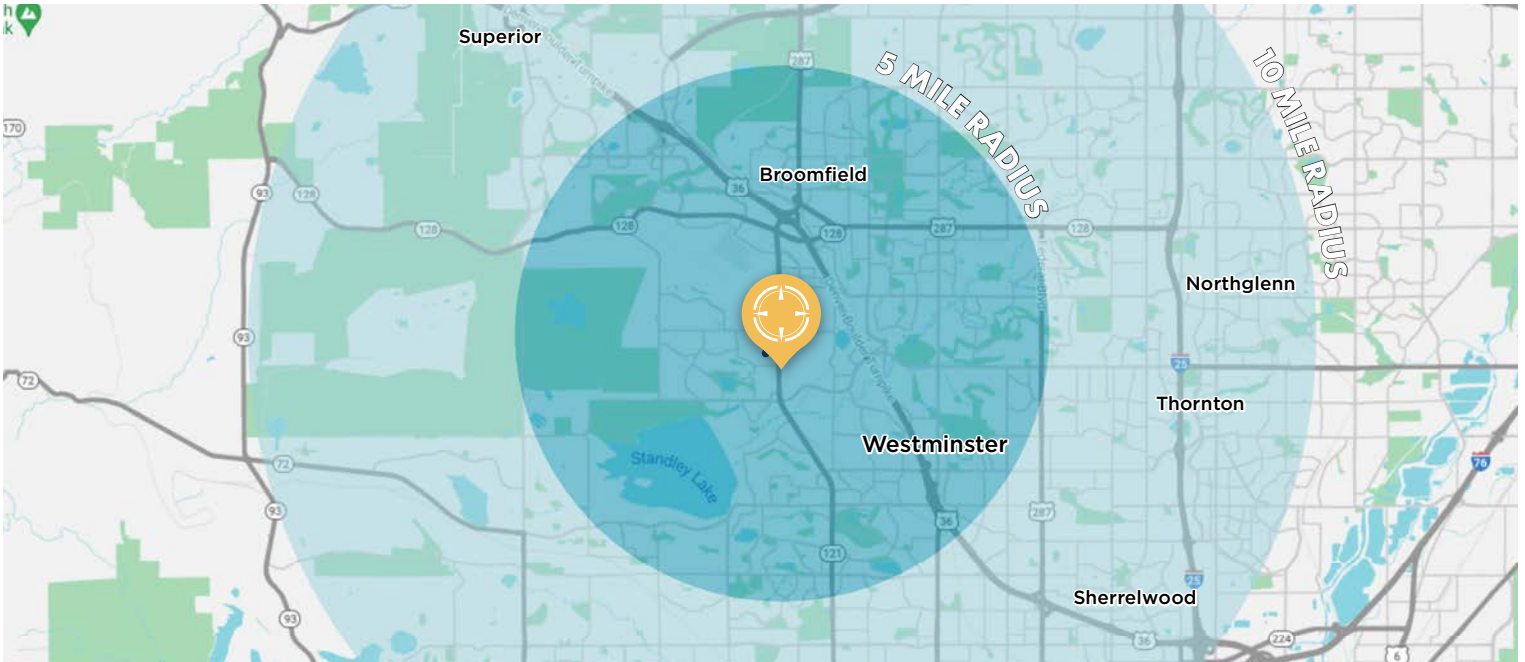
LEASE RATE

Contact Broker

SITE PLAN



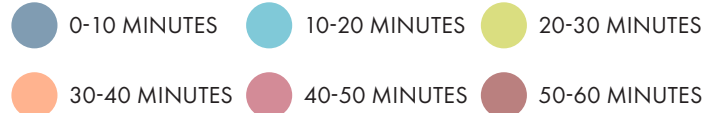
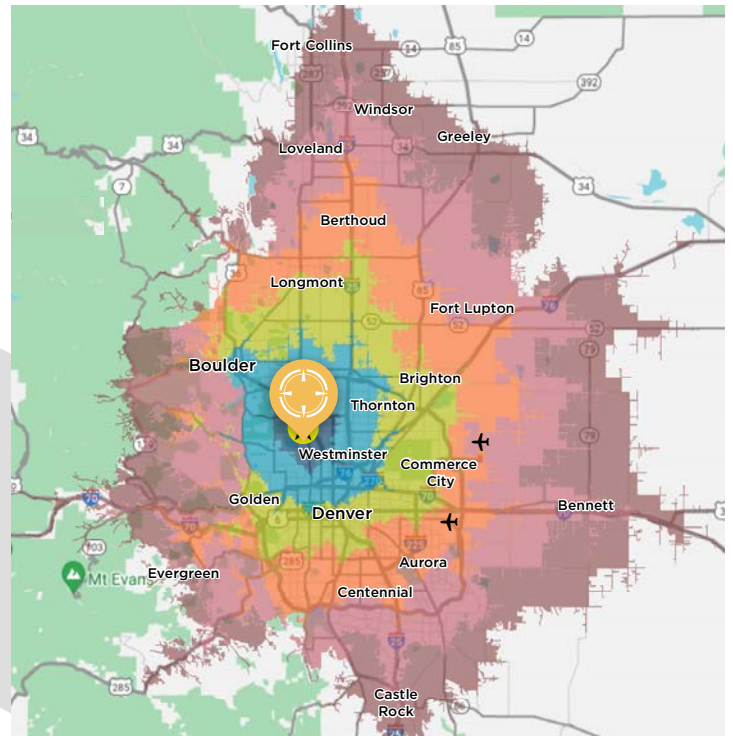
EXCEPTIONAL ACCESS TO LABOR



DEMOGRAPHICS

POPULATION		242,696 / 5 MILE
		794,826 / 10 MILE
WORKERS		81,124 / 5 MILE
		292,247 / 10 MILE
AVG. INCOME		\$119,359 / 5 MILE
		\$116,645 / 10 MILE
MEDIAN AGE		38.9 / 5 MILE
		38.3 / 10 MILE

DRIVE TIMES





8789 W. 108TH AVENUE, WESTMINSTER, CO 80021

IMMEDIATE PROXIMITY TO AREA AMENITIES AND MAJOR CORPORATE BUSINESS PARKS



ACCESS DISTANCES

US Highway 36	2 Miles
Rocky Mountain Airport	2.2 Miles
Boulder	14 Miles
Downtown Denver	16 Miles
Golden	16 Miles
Denver International Airport	34 Miles

For More Information Contact:

MATT TRONE

Executive Director
+1 303 619 9487
matt.trone@cushwake.com

STEVE HAGER

Executive Director
+1 303 813 6446
steve.hager@cushwake.com

JOEY TRINKLE

Director
+1 303 312 4249
joey.trinkle@cushwake.com

JOE KRAHN

Director
+1 303 312 4231
joe.krahn@cushwake.com

Developed By:



Leased By:



1401 Lawrence Street, Suite 1100, Denver, CO 80202

T +1 303 292 3700 CUSHMANWAKEFIELD.COM

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