



11005 Dover St

Unit 700, Westminster, CO

Warehouse / Food Production Space for Lease

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[Property Info & Gallery](#)

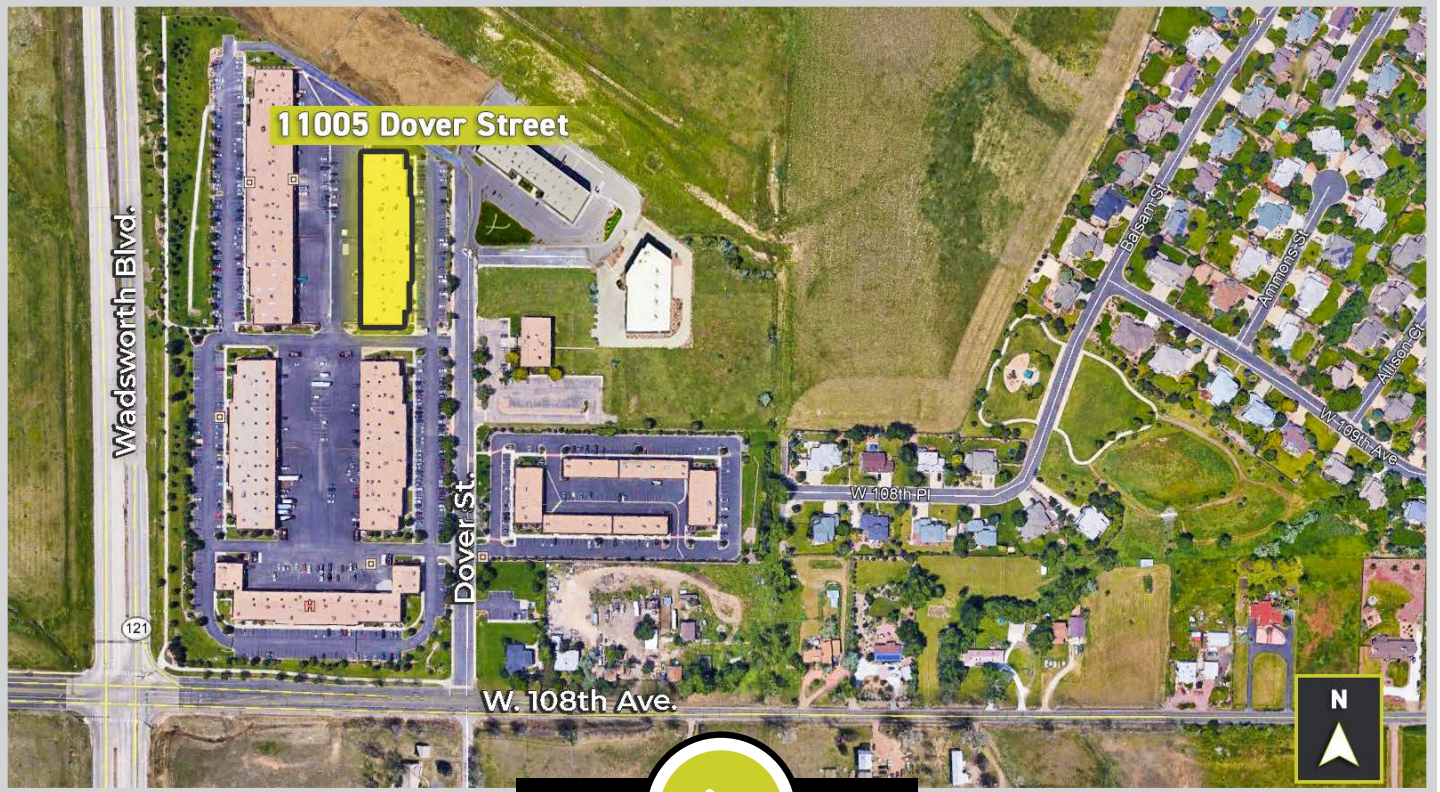
[View Map](#)

Available Space	2,946 sq. ft.
Lease Rate / sq. ft.	\$12.00 - \$14.00 NNN
Expenses / sq. ft.	\$9.25*

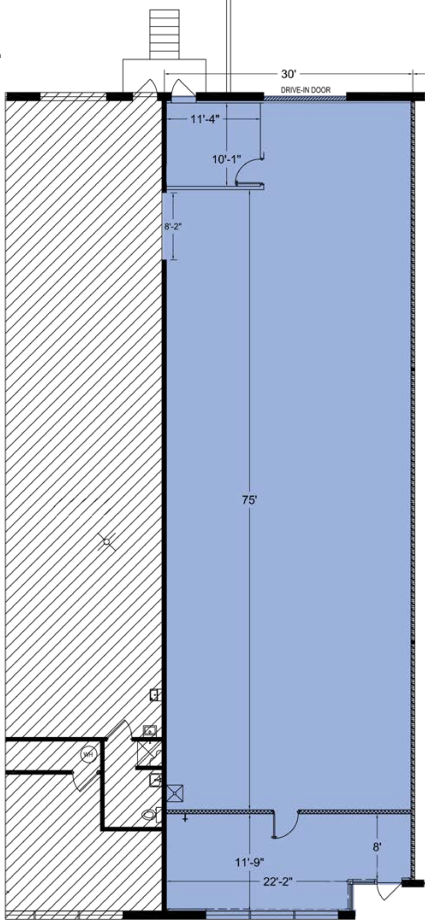
**Not Including Utilities*

- Professional Image Warehouse / Former Food Production Space with FRP Walls, Food-Grade Ceiling Tiles, Treated Concrete Floors, Trench Drains, Commercial Sink & Multiple Plumbing Connections
- Unit Features 16 ft. Clear Height, HVAC Distributed Throughout, New Restroom & Fire Sprinklers
- 8' Wide x 10' Tall Grade Level Overhead Door
- Power Profile: 225 Amps / 3 Phase / 480-277v
- Abundant Parking
- Great Location Convenient to Hwy 287, Hwy 36, Many Amenities, RTD, & Hiking / Biking Trails
- Allowable Uses Include: Warehouse, Assembly, Fabrication, Processing, Distribution, Light Manufacturing, General Office, Professional Office, Studios (Dance, Martial Arts, Visual Arts or Calisthenics) & Print Shops

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Suite 700
2,946 sq. ft.



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