

FOR SALE / FOR LEASE

Walnut Creek Business Park

10875 Dover Street, Westminster, Colorado 80021



Property Details

Type	Flex/Industrial Condos
Building Size	34,016 SF
Maximum Available	17,400 SF
Minimum Divisible	5,640 SF
Lease Rates	From \$15.00 / SF NNN
HOA	\$4.23/SF
Property Tax	\$4.92/SF
Sale Prices	From \$240 - \$280/SF
Power	1,600A/480V (TBV)

Availability

Units 100-200	Leased
Units 300-400	5,640 SF
Unit 500-600	5,880 SF
Unit 700-800	5,880 SF
Contiguous	17,400 SF



Easy Access to
Wadsworth,
US-36, Boulder &
Broomfield



Class A Interior
Finishes



Lots of Windows &
Skylights



Park-like Setting



Dock-High Loading
+ Drive-In
(18' Clear Height)



3-Phase & Single-
Phase Power
Available

For more information, please contact:

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Vice President

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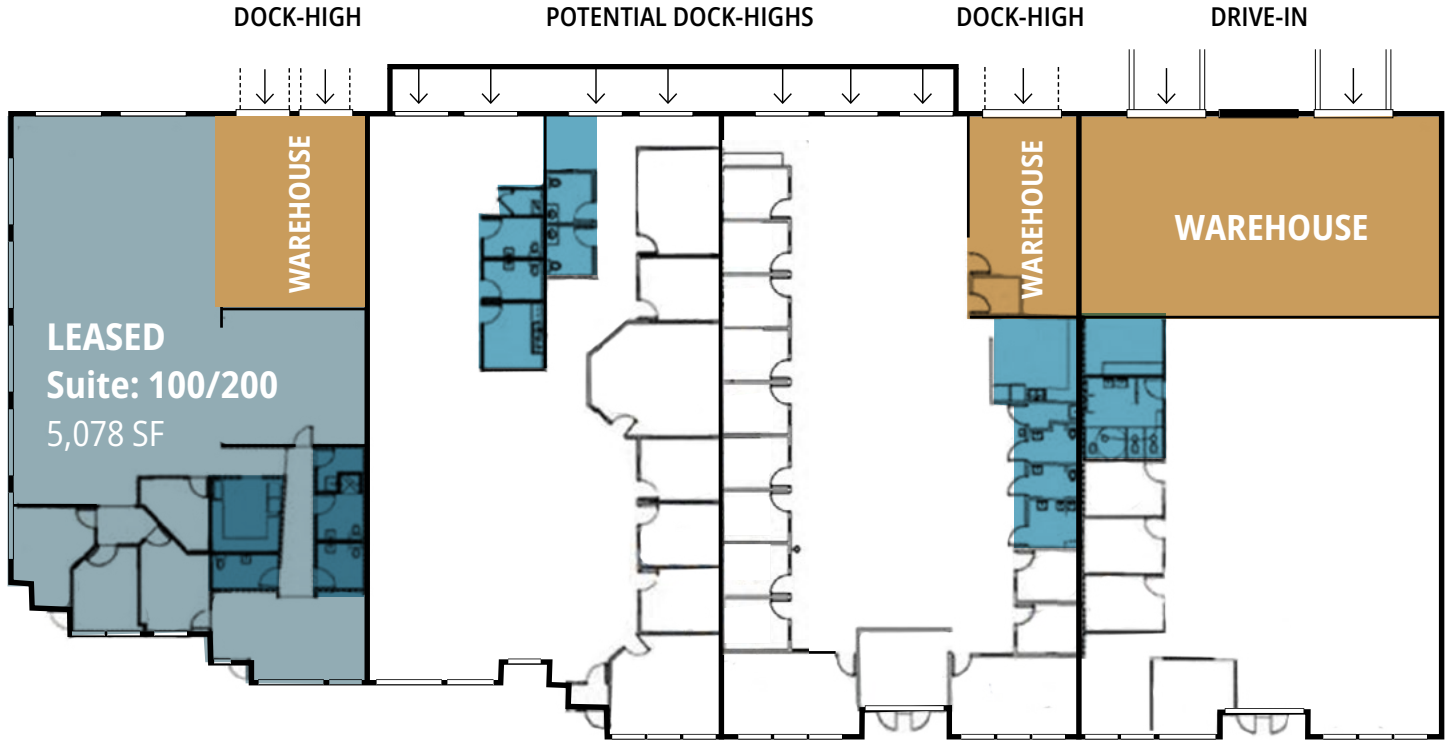
JOwston@PinnacleREA.com



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 Warehouse  Restrooms/Lunch Rooms

UNITS
100-200
5,078 SF

UNITS
300-400
5,640 SF

UNITS
500-600
5,880 SF

UNITS
700-800
5,880 SF







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