LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

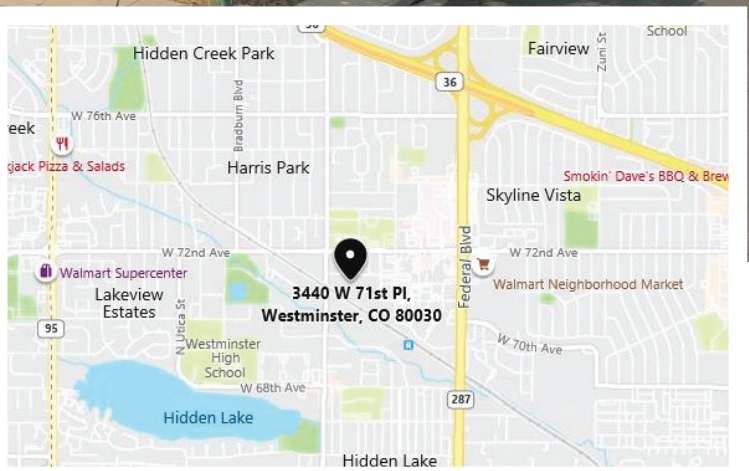
WESTMINSTER FREE STANDING OFFICE BLDG. FOR LEASE and FOR SALE

3440 W. 71st Place, Westminster, CO 80030

FULLER REAL ESTATE

www.FullerRE.com

$1,600,000



Overview

Bldg Size:	6,385± SF
YOC:	1998
Lot Size:	1.01 AC (43,560± SF)*
Zoning:	M-1
Parking:	26 Spaces (4.1:1,000 ratio)
Taxes:	$24,633 (2019)
Lease Rate:	**$9.00/SF NNN** (NNN's est. $6-$7/SF)
For Sale:	**$1,600,000**

*0.25 Acres storage will be offered with Sale of Bldg.

Located in the heart of Westminster near Federal Blvd. & US-36, this 6,385 sq. ft. freestanding office building offers the perfect space for construction, landscape, and roofing companies. An additional half acre fenced lot, next to the parking lot, is also available for lease with the office space. Located within Westminster's redevelopment TOD space. This building sits close to RTD's "B-Line" Light Rail.

Fuller Real Estate
(303) 534-4822

Click for Brokerage Disclosure

Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com

©2020 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.

FULLER REAL ESTATE
www.FullerRE.com

5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021

Floorplan provided as a visual reference and may not be totally accurate. Broker can provide a more detailed floorplan.

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.