

BREAKING GROUND Q2 2024



CLASS A PREMIER INDUSTRIAL / FLEX FACILITY IN NORTHWEST DENVER



±75,058 SF FOR LEASE
(Divisible)



**CUSHMAN &
WAKEFIELD**



8789 W. 108TH AVENUE, WESTMINSTER, CO 80021

±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

20 DOCK HIGH

Loading Doors

4 DRIVE IN

Loading Doors

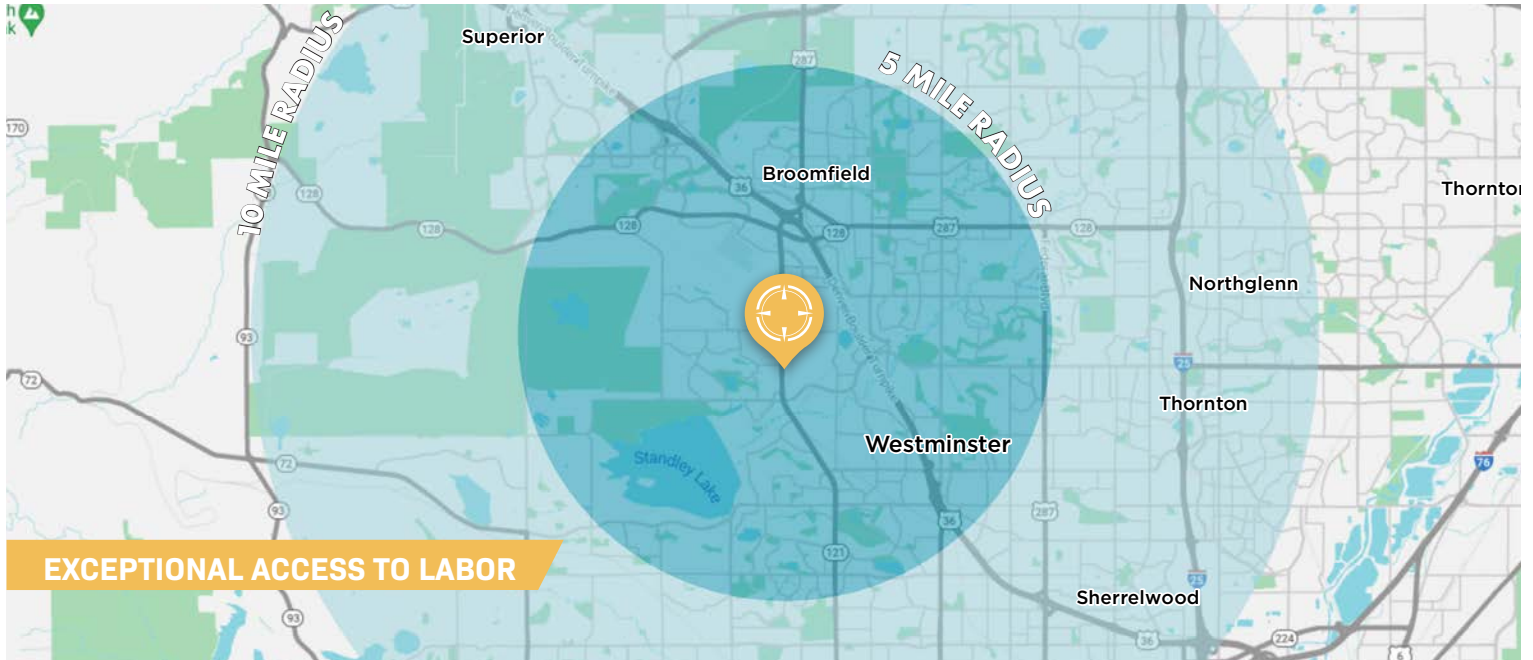
LEASE RATE

Contact Broker

SITE PLAN

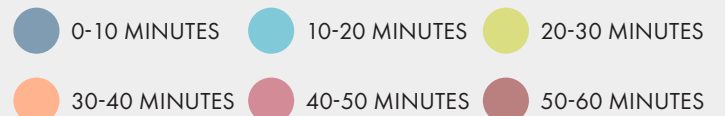
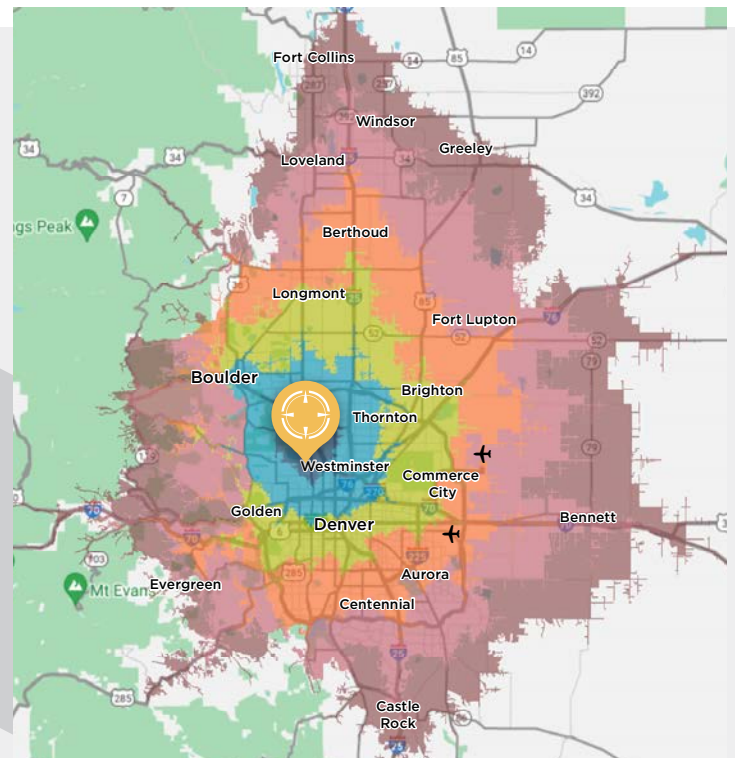


CUSHMAN &
WAKEFIELD



POPULATION		317,115 / 5 MILE
		1,109,657 / 10 MILE
WORKERS		138,145 / 5 MILE
		692,342 / 10 MILE
AVG. INCOME		\$71,635 / 5 MILE
		\$141,848 / 10 MILE
AVG. AGE		34.8 / 5 MILE
		36.2 / 10 MILE

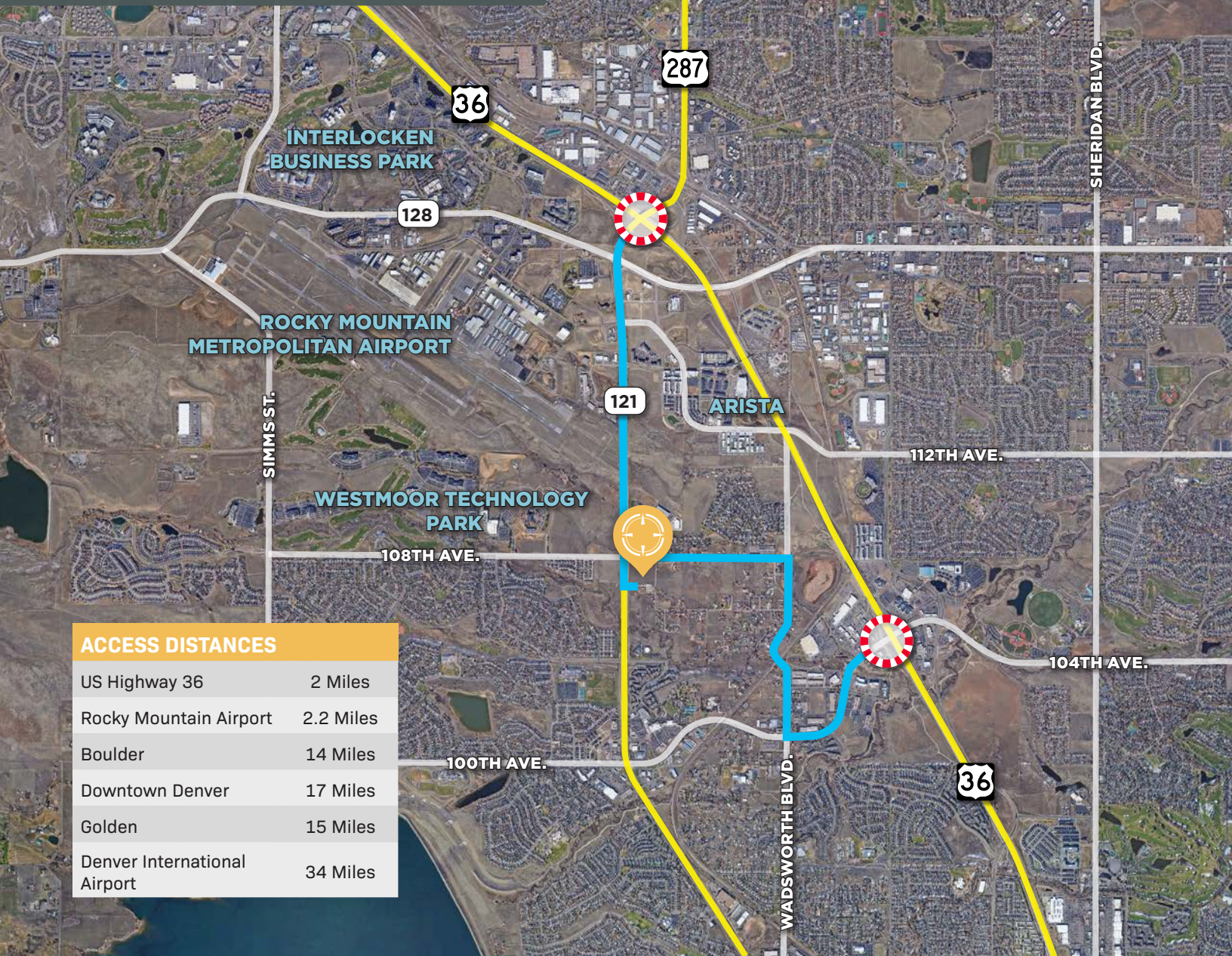
DRIVE TIMES





**CUSHMAN &
WAKEFIELD**

**OUTSTANDING ACCESS TO AMENITIES
AND MAJOR CORPORATE BUSINESS PARKS**



ACCESS DISTANCES

US Highway 36	2 Miles
Rocky Mountain Airport	2.2 Miles
Boulder	14 Miles
Downtown Denver	17 Miles
Golden	15 Miles
Denver International Airport	34 Miles

Exclusive Leasing Advisors

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