

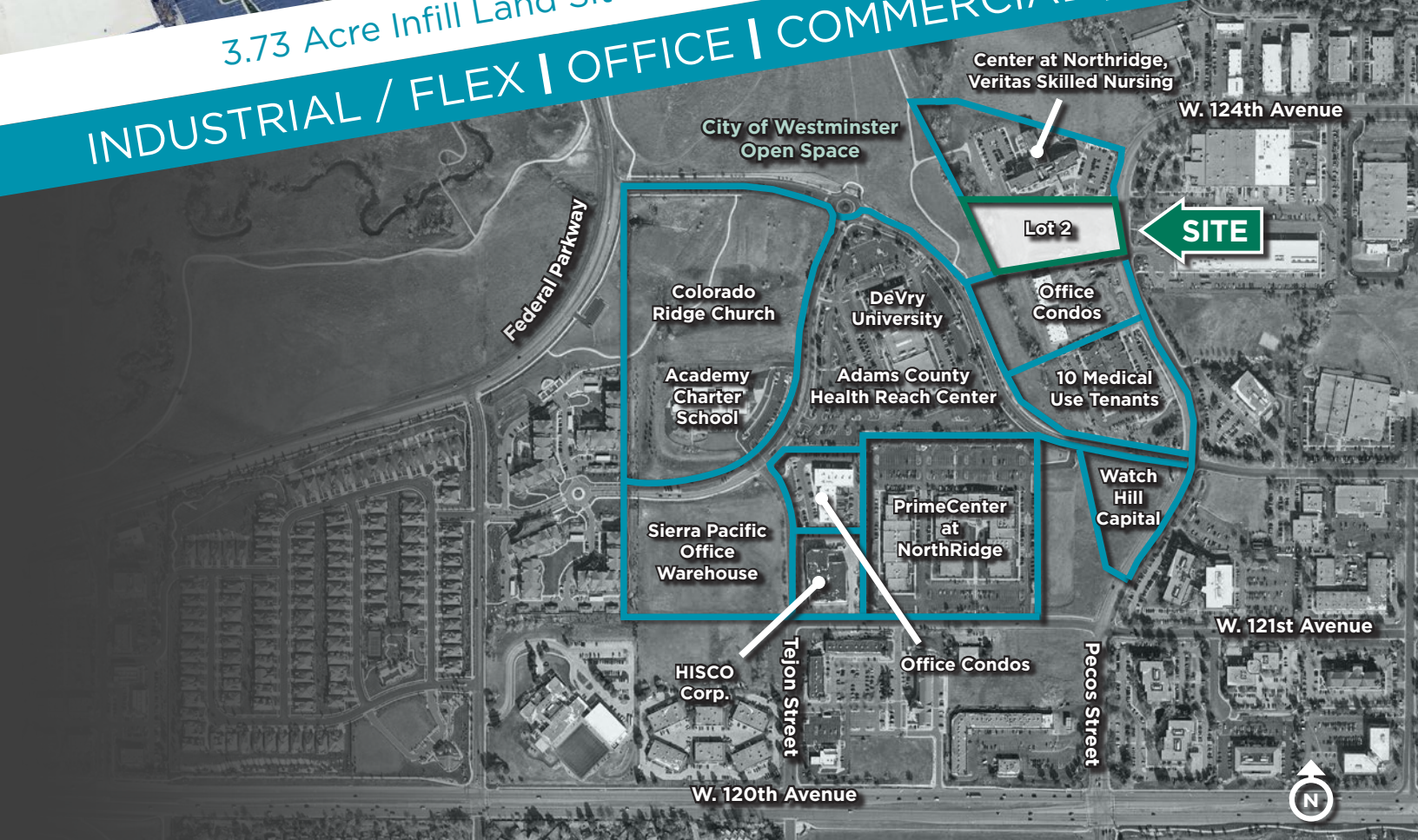
North Ridge

WESTMINSTER, COLORADO

Northridge Lot 2

3.73 Acre Infill Land Site for Sale - North I-25 Submarket

INDUSTRIAL / FLEX | OFFICE | COMMERCIAL | MEDICAL





North Ridge

WESTMINSTER, COLORADO

3.73 ACRES FOR SALE

NORTHRIDGE LOT 2 IS...

- On high ground with unobstructed mountain views
- Ready to-go for a development project
- Zoned as PUD (Planned Unit Development) Section 11-4-4, Westminster Municipal Code (<https://www.municode.com/library/co/westminster>)
- Includes office, retail, industrial and medical
- Medical zoning allows for residential overnight stay up to 100 days

DRAINING AND DETENTION IS IN PLACE AND PAID FOR. NORTHRIDGE HAS ALREADY TAKEN THE RISK FOR YOU

- Due diligence work is completed
- Lot 2 is graded, ready for construction
- Utilities – dry and wet – and reclaimed irrigation delivered to the site
- Streets, curbs, gutters, street lights and open space are in and paid for

SALE PRICE

Contact Broker



NEARBY ATTRACTIONS



DIRECT ACCESS

Westminster has excellent connectivity with direct access to major highways such as I-25, US-36, and I-70. These routes provide convenient travel to Denver, Boulder, and the greater metro area. The city also has accessible public transportation, including RTD bus and rail services.



BIKER-FRIENDLY

Westminster is a bike-friendly city having over 180 miles of bicycle and trail facilities. Recreationalists and commuters alike can utilize paths throughout the city and to regional trails. E-bike programs and sustainable travel options are promoted by the city as well.



ZONING

Westminster's zoning permits a variety of uses, including industrial, manufacturing, flex, office, commercial, and retail.



PARKS, OPEN SPACE

Westminster boasts over 6,600 acres of parks and open space and 125 miles of trails. There are several recreational facilities, including six recreation centers, two golf courses, and, most notably, Northridge Park which is located on the site.



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DRIVE TIMES

Downtown Denver 15 - 20 Minutes

DIA 25 - 30 Minutes

Boulder 15 - 20 Minutes

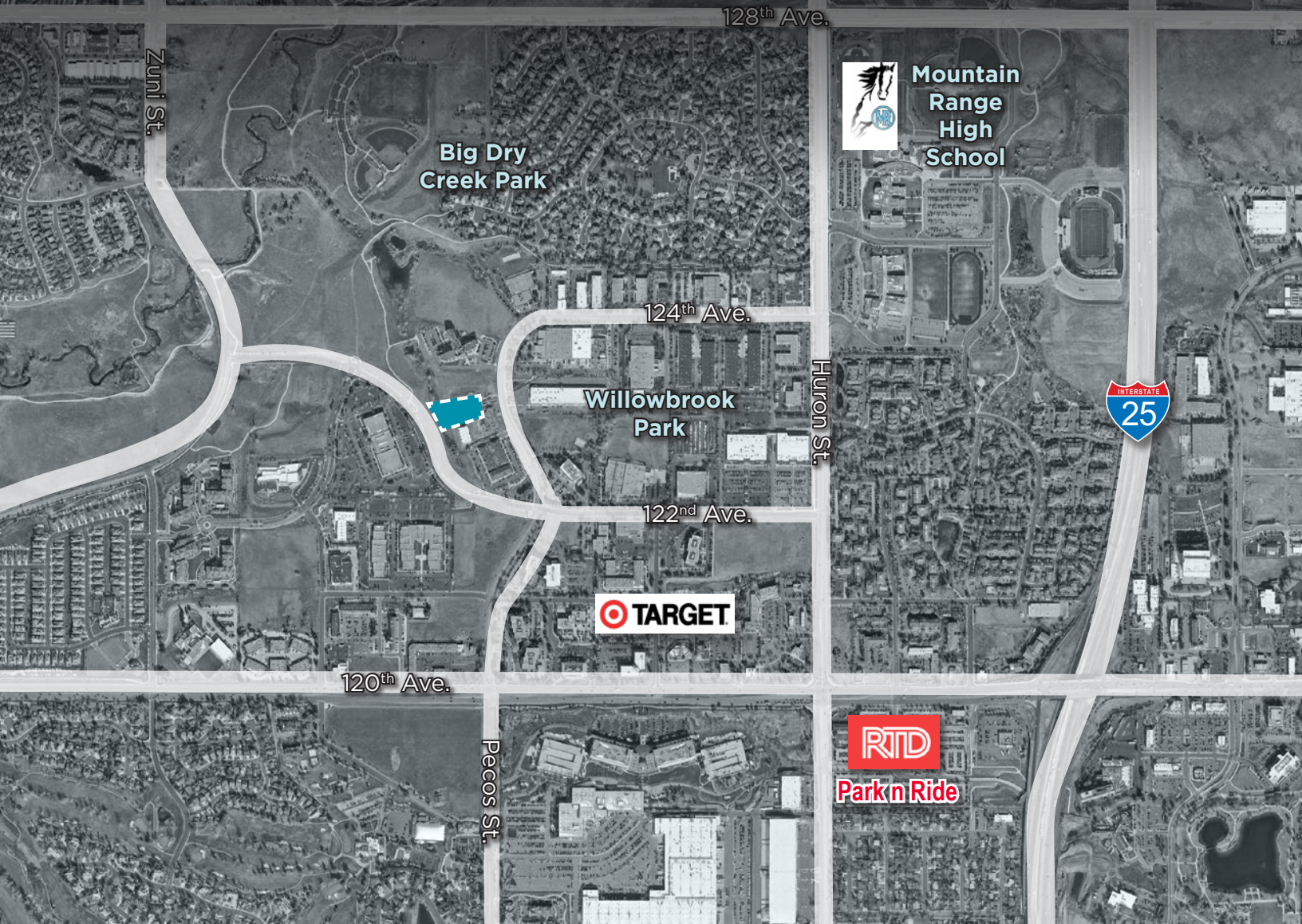
Fort Collins 50 - 65 Minutes

E-470/Northwest 8 - 10 Minutes

U.S. 36 Boulder Turnpike 12 - 14 Minutes

Loveland 45 - 50 Minutes

I-25 & 120th Ave interchange 3 - 4 Minutes



For more information, please contact:

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