



# NORTHWEST DENVER'S NEWEST INDUSTRIAL/FLEX SPEC DEVELOPMENT



16,430 TO 75,058 SF CLASS A INDUSTRIAL NOW UNDER CONSTRUCTION

10795 Dover Street  
Westminster, CO 80021

Owned & Managed By:



Leased By:





# MASTER-PLANNED INDUSTRIAL BUILDING

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# WEST 108



Featuring approximately 75,058 SF of newly constructed Class A industrial space, West 108 is a master-planned 7.15-acre development located in Westminster, Colorado.

With modern infrastructure and flexible building configurations, this property is designed to accommodate users of all sizes, presenting smaller companies with a rare leasing opportunity in the highly coveted Front Range.

West 108's state-of-the-art industrial space is ideally situated just minutes from two US 36 interchanges, offering unprecedented access to employees and surrounding markets, to help both local and regional companies expand their reach and business.

## HIGHLIGHTS

- » New construction, 7.15-acre lot
- » 75,058 SF of total space available
- » Leasing space divisible down to 16,430 SF
- » Connectivity to Metro Denver and Boulder
- » Prime location on Wadsworth Parkway with dual interchange access to US 36
- » High parking ratio at  $\approx 2.3$  / 1,000 SF
- » Anticipated delivery Q1 2026

## BUILT-IN TAX ADVANTAGE

Despite being newly developed, West 108 offers the **lowest new construction mill levy rate in the Northwest Denver submarket at 80.5 mills.\***

Locally significant, tenants will benefit from reduced property tax rates in Westminster, resulting in more affordable operating costs.






*\*Compared to competing industrial properties in the surrounding area.*



# FRONT RANGE CONNECTIVITY

Positioned near one of the Front Range's most densely populated, dynamic corridors and key commuter routes, West 108 offers convenient access to talent, transit, and trade.

## TRAVEL TIMES

4 minutes		US HIGHWAY 36
5 minutes		ROCKY MTN AIRPORT
21 minutes		BOULDER
24 minutes		DOWNTOWN DENVER
30 minutes		DENVER INTL AIRPORT

## NEIGHBORING AMENITIES

WITHIN 5 MILES



**115+**  
RESTAURANTS



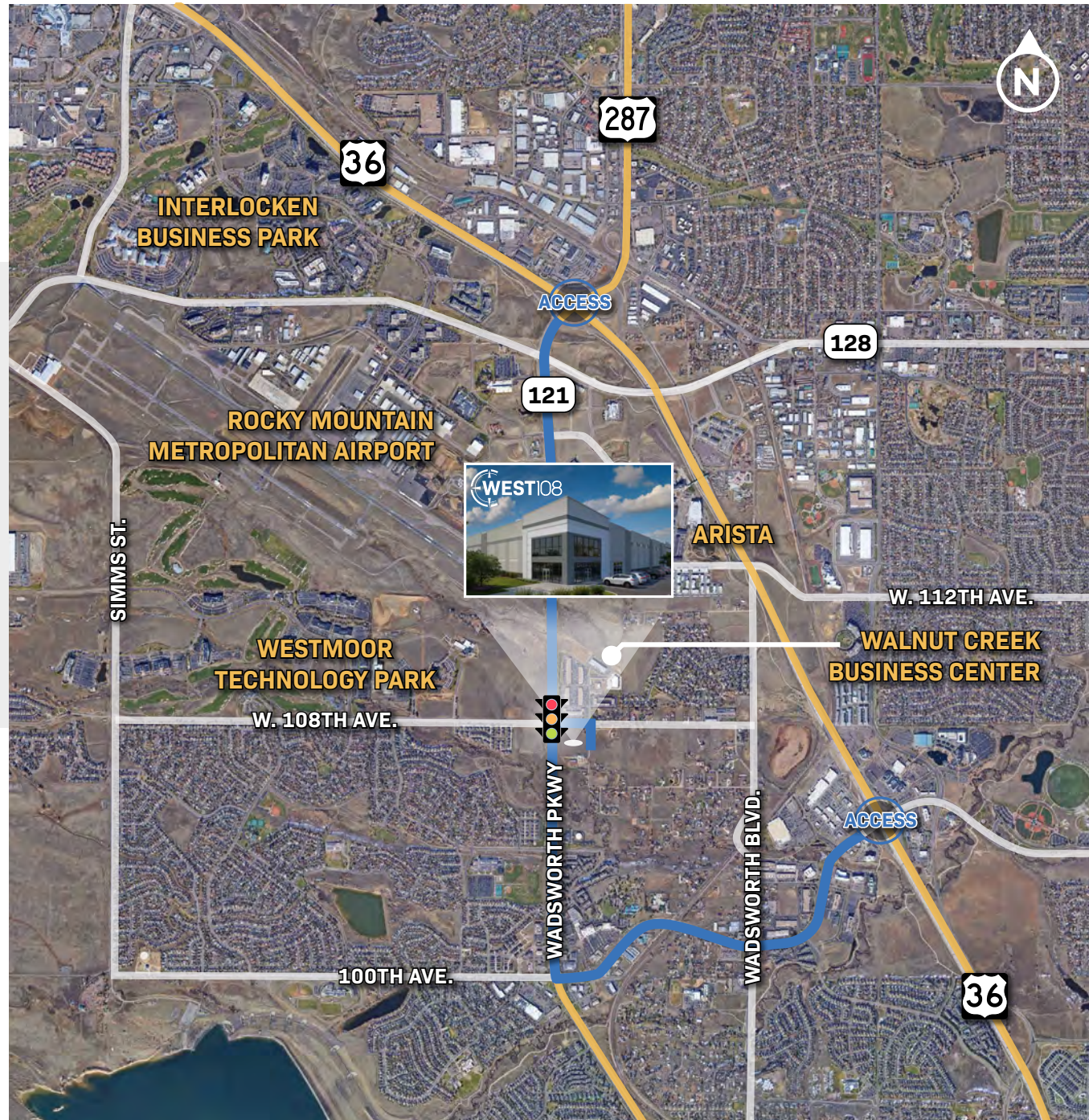
**65**  
RETAIL SHOPS



**20**  
FITNESS STUDIOS



**23**  
HOTELS











## WHERE LOCATION MEETS OPPORTUNITY

Surrounded by strong population growth of 14.5% and a highly skilled workforce, West 108 is strategically placed to support long-term success. Located midway between Denver and Boulder, the Westminster community boasts above-average household incomes, a steady influx of residents, and a direct link to two of Colorado's top labor and innovation markets.

### AREA DEMOGRAPHIC PROFILE

	5 MILES	10 MILES
 POPULATION	242,696	794,826
 WORKFORCE	81,124	292,247
 AVG INCOME	\$119,359	\$116,645
 MEDIAN AGE	38.9	38.3

# 75,058 SF INDUSTRIAL SPACE AVAILABLE

## DIVISIBLE DOWN TO 16,430 SF

Bringing institutional-quality construction to a prime infill location, West 108 features a front-park, rear-load design tailored to meet the needs of modern logistics, distribution, and light industrial users — offering flexible, efficient space for a variety of operations.



**Q1 2026**  
COMPLETION



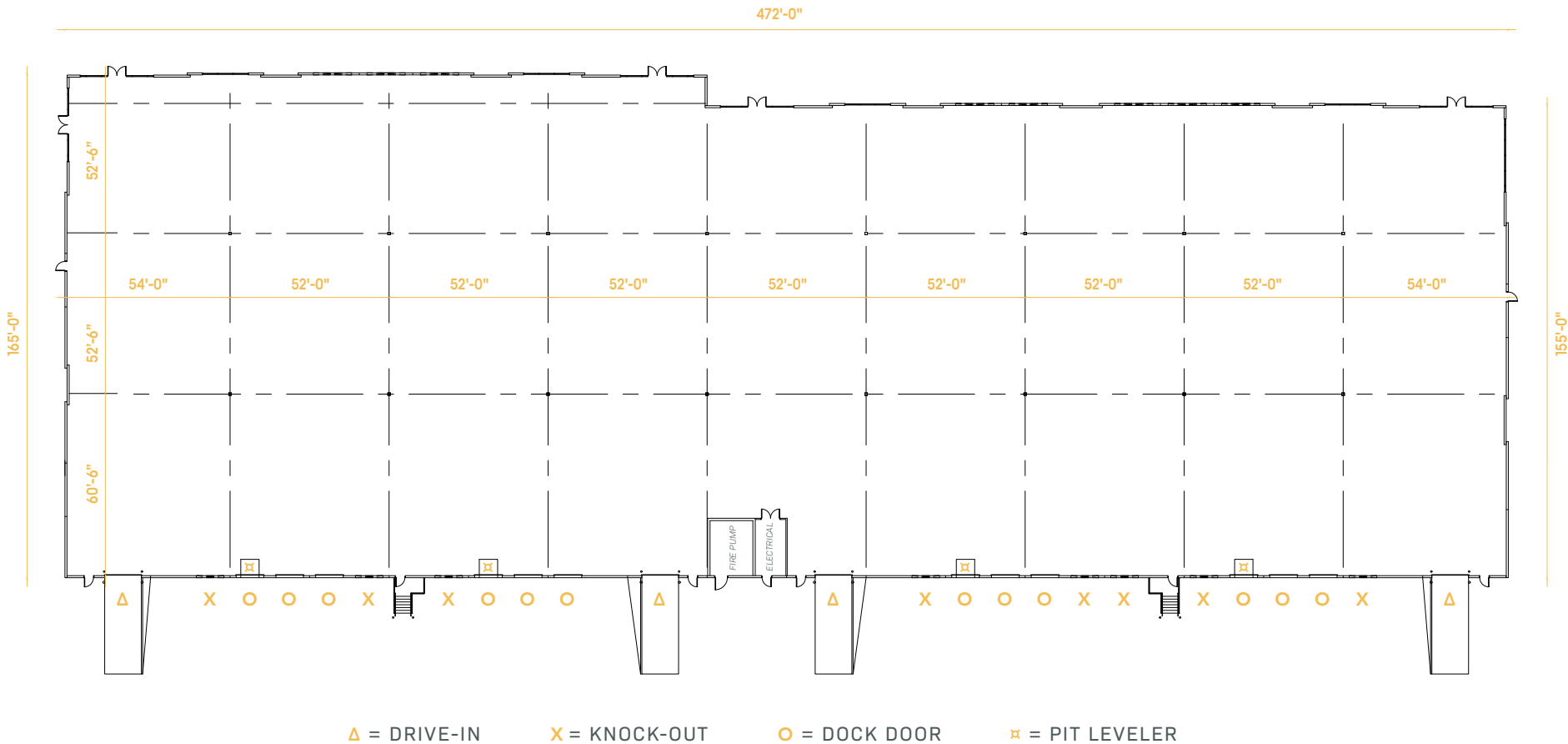
**±2,500 SF**  
PROPOSED SPEC OFFICE



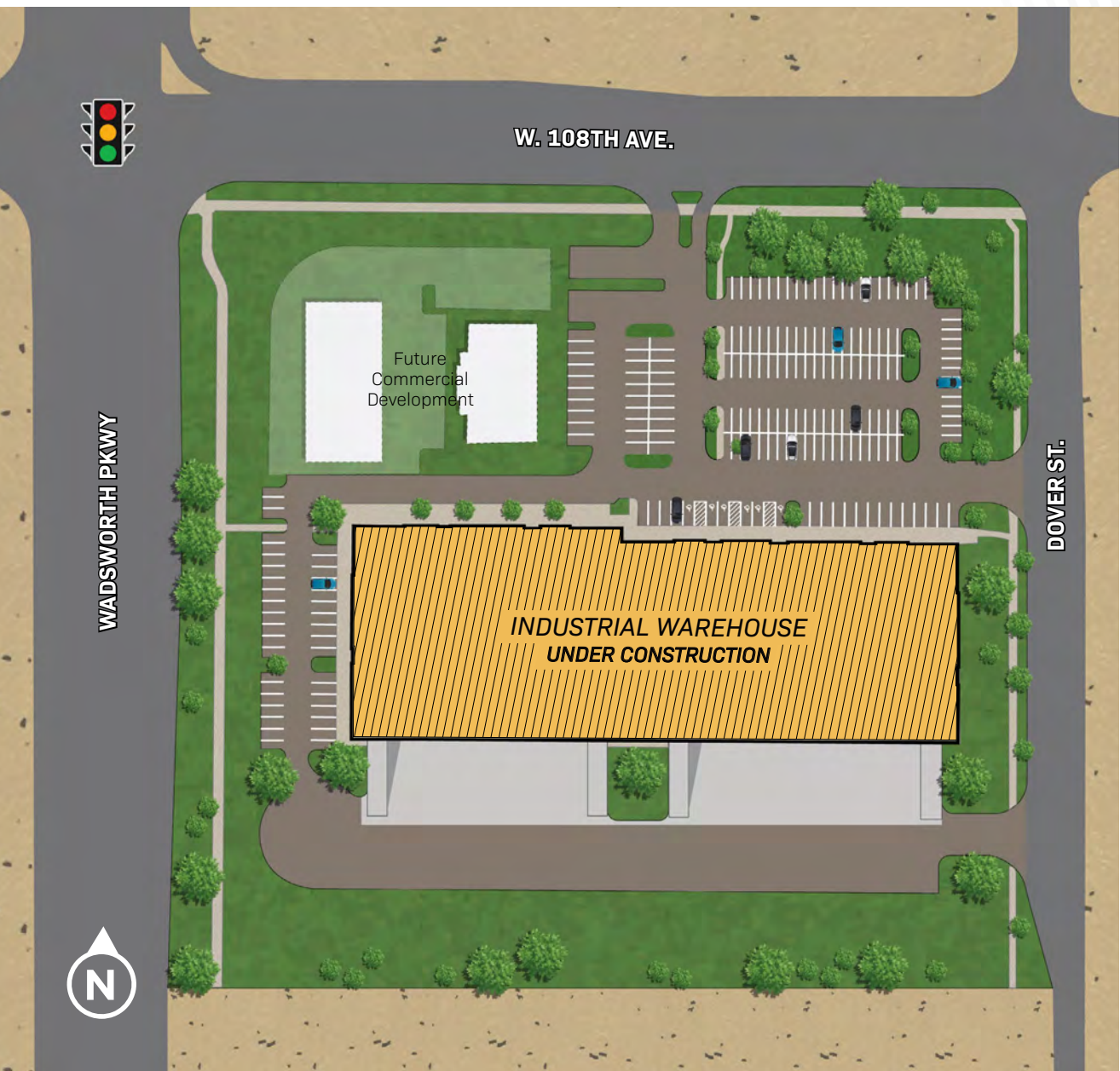
**4**  
DRIVE-IN RAMPS



**12**  
DOCK DOORS  
+ 8 KNOCK-OUTS



# DEVELOPMENT SITE PLAN



## BUILDING SPECIFICATIONS

AVAILABLE SF	75,058 SF
MINIMUM DIVISIBLE	16,430 SF
ZONING	PUD (Flex/Light Industrial)
SITE SIZE	7.15 Acres
DIMENSIONS	165' X 472'
COLUMN SPACING	52' x 52'6"
CLEAR HEIGHT	28'
TRUCK COURT DEPTH	120'
SPEED BAY	60'
DOCK HIGH DOORS	12 (9' x 10')
KNOCK-OUTS	8
DRIVE-INS	4 (12' x 14')
PIT LEVELERS	4 @ 35,000 lbs
SPRINKLERS	ESFR
LIGHTING	LED
POWER	2,500A, 277/480V, 3-Phase
PARKING RATIO	172 Stalls ≈2.3 / 1,000 SF





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