WEST108

NORTHWEST DENVER'S NEWEST INDUSTRIAL SPEC BUILDING



24,286 SF CLASS A INDUSTRIAL SPACE NOW AVAILABLE

10795 Dover Street
Westminster, CO 80021

Owned By:

ALTUS

Leased By:

CUSHMAN & WAKEFIELD

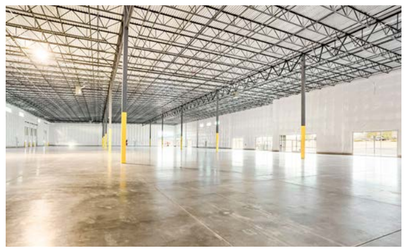
MASTER-PLANNED INDUSTRIAL BUILDING

Featuring 75,028 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 build-to-suit customization available, this property is designed to accommodate users of all sizes, presenting smaller companies with a rare leasing opportunity in the highly coveted Front Range.











HIGH VISIBILITY, UNRIVALED ACCESS

West 108 is ideally situated at the crossroads of Wadsworth Parkway and West 108th Avenue, with over 33,000 vehicles passing by daily, and just minutes from two US 36 interchanges. Built in a rapidly expanding neighborhood, this state-of-the-art industrial space offers unprecedented access to surrounding markets and employees, helping both local and regional companies expand their reach and business.

HIGHLIGHTS

- New construction, 7.15-acre lot
- 24,286 SF Class A space now available
- Connectivity to Metro Denver and Boulder
- Prime location on Wadsworth Parkway with dual interchange access to US 36
- High parking ratio at ≈2.2 / 1,000 SF
- Vapor barrier under entire floor slab benefiting higher office finish and high-tech tenants

BUILT-IN TAX ADVANTAGE

Despite being newly developed, West 108 offers the **lowest new construction mill levy rate in the Northwest Denver submarket at 80.4 mills.***

Locally significant, tenants will benefit from reduced property tax rates in Westminster, resulting in more affordable operating costs, and may also qualify for economic development incentives at the federal, state, and local levels.

**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.

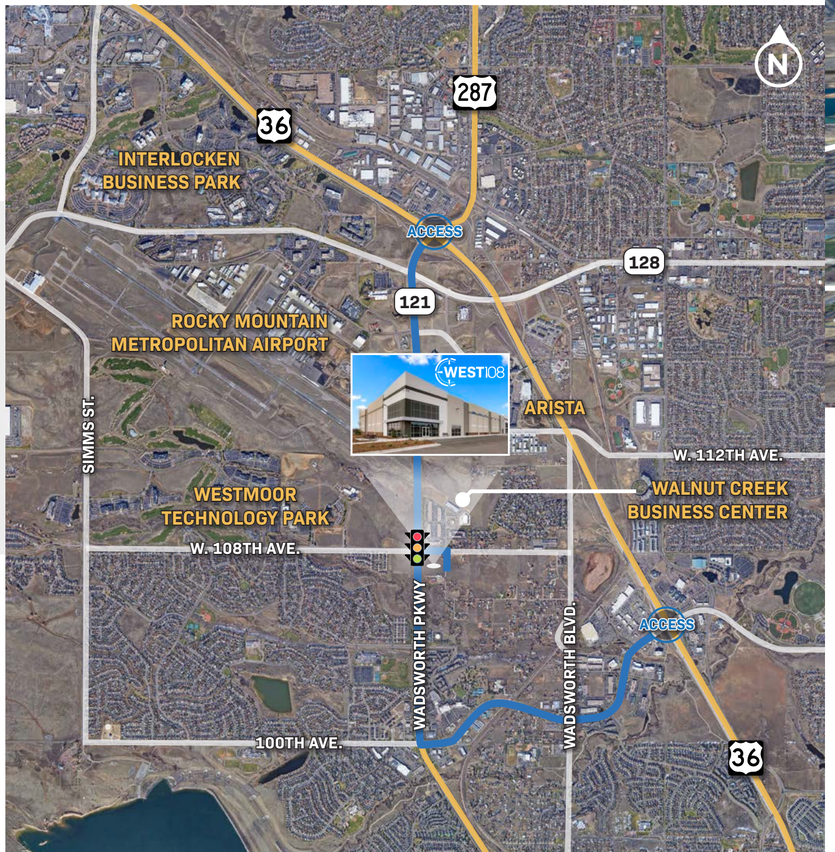
TRAVEL TIMES

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

24,286 SF INDUSTRIAL SPACE AVAILABLE

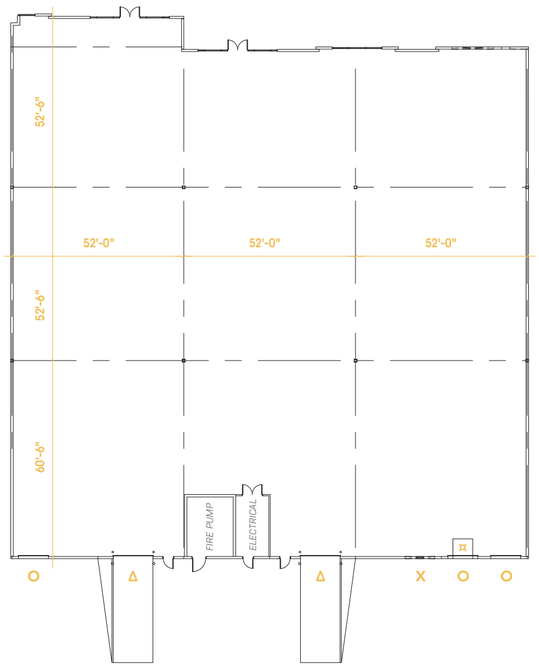
Bringing institutional-quality construction to a prime infill location, West 108 features a front-park, rear-load design tailored to meet the needs of modern logistics, distribution, and light industrial users —offering flexible, efficient space for a variety of operations.

NOW
AVAILABLE

BTS
OFFICE

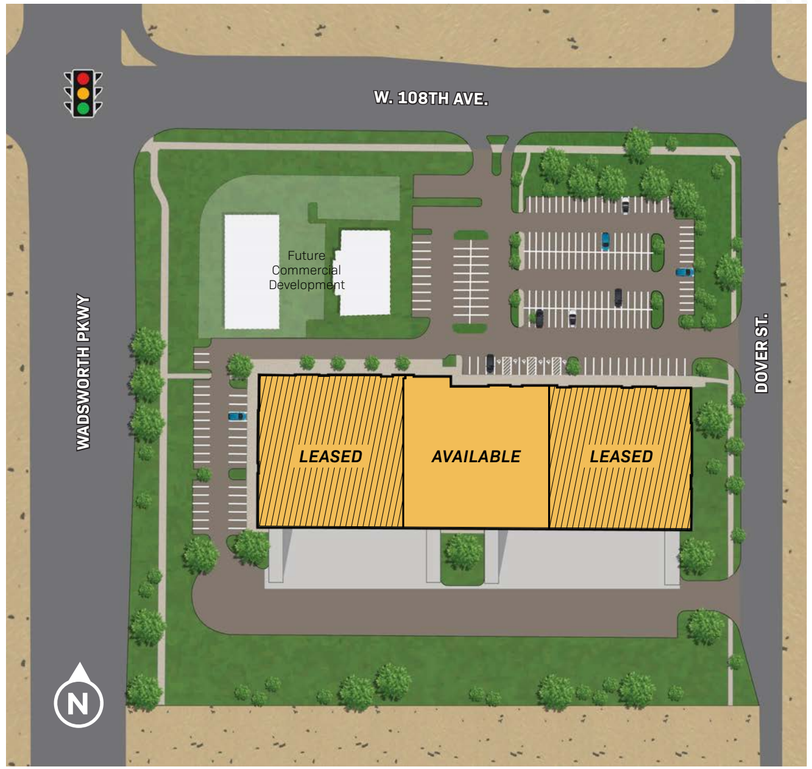
2
DRIVE-IN RAMPS

3
DOCK DOORS
+ 1 KNOCK-OUTS



Δ = DRIVE-IN
X = KNOCK-OUT
O = DOCK DOOR
⌗ = PIT LEVELER

DEVELOPMENT SITE PLAN



BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	75,028 SF
SPACE AVAILABLE	24,286 SF
OFFICE	Build-to-Suit
ZONING	PUD (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	3 (9' x 10')
KNOCK-OUTS	1
DRIVE-INS	2 (12' x 14')
PIT LEVELERS	1 @ 35,000 lbs
SPRINKLERS	ESFR
LIGHTING	LED
VAPOR BARRIER	15 mil under entire slab
WATER	1.5" Tap, expandable up to 4"
POWER	1,700A, 480V, 3-Phase
PARKING RATIO	≈2.2 / 1,000 SF

WEST108

FOR MORE INFORMATION, PLEASE CONTACT:

MATT TRONE
Executive Director
+1 303 619 9487
matt.trone@cushwake.com

STEVE HAGER
Executive Director
+1 303 813 6446
steve.hager@cushwake.com

JOEY TRINKLE
Senior Director
+1 303 312 4249
joey.trinkle@cushwake.com

JOE KRAHN
Senior Director
+1 303 312 4231
joe.krahn@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Owned By:

ALTUS

Leased By:

CUSHMAN & WAKEFIELD