

FOR SALE – Industrial Office/Warehouse

3340 W 71st Avenue, Westminster, CO 80030



PROPERTY OVERVIEW:

City:	Westminster
County:	Adams
Zoning:	I-1
Total Bldg SF:	7,500 SF
Site SF:	19,946 SF
YOC:	2003
Power:	400A/208V/3P*
HVAC:	Radiant tube/swamp
Drive-In Doors:	3 - 12'x14'
Dock Doors:	1 - 10'x12'
Construction:	Steel Masonry
Taxes:	\$12,946.04 (\$1.72/SF)

*to be verified

SALE INFORMATION:

- ~~\$765,000 (\$102/SF)~~
- **\$495,000 (\$66/SF)**

PROPERTY FEATURES:

- **New Construction.**
- **Heavy Power.**
- **Radiant heating.**
- **Exhaust fan with particulate sensor.**
- **6" concrete slab– reinforced.**
- **Electric openers on all drive-in doors.**
- **Electric gate opening mechanism.**
- **Fenced yard and parking area.**
- **Subject to short sale approval by SBA.**

EXCLUSIVELY LISTED BY:

Mark Goodman/Paul Schneider

1 Broadway, Suite 300A

Denver, CO 80203

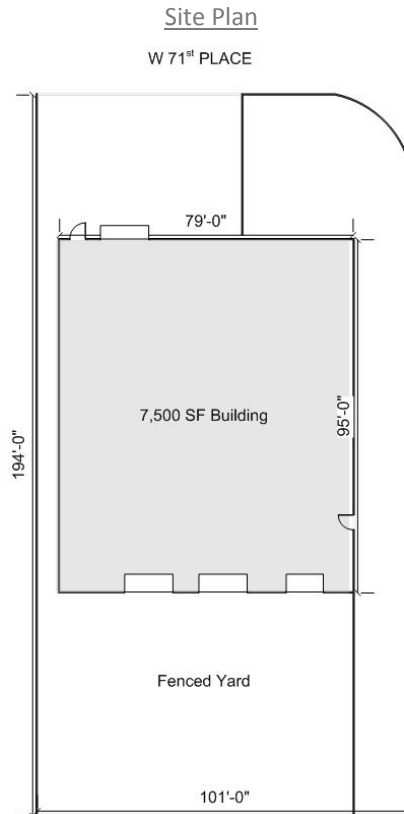
Phone: (303) 962-9545

Fax: (303) 962-9984

mgoodman@pinnaclerea.com

pschneider@pinnaclerea.com

FOR SALE - 3340 W 71st Place, Westminster, CO 80030



**All measurements are for visualization purposes and are approximate.*

Aerial View



Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.