



For Sale - 3.17 Acres to 13.44 Acres

Lot 2A: 3.17 Acres | Lot 3A: 10.27 Acres (Divisible)

This site has Wadsworth visibility with great access to US 36 and is adjacent to Walnut Creek Business Park. The site proposes 120,840 square feet of buildings, shovel ready planned development. Zoning is PUD by the City of Westminster. Utilities are available to each site. *Please see reverse for property highlights, site plan and map.*

Features	Lot 2A	Lot 3A
Land Size	3.17 Acres	10.27 Acres
Taxes	\$7,923.96 (2012)	\$25,723.58 (2012)
Sale Price	\$642,100	\$2,080,500
Price/SF	\$4.65/SF	\$4.65/SF

Approved Uses

- Light Manufacturing
- Distribution
- Processing
- Fabrication
- Assembly
- Laboratories
- Warehousing
- Office
- General Research

Property Highlights

- Excellent Northwest Metro location
- Wadsworth visibility
- Great access to US 36 via Wadsworth Boulevard
- Adjacent to Walnut Creek Business Park
- Shovel ready planned development
- Majestic views of the Front Range
- Mill Levy: 77.34 (2011)
- Lots 2A and 3A can be combined or further subdivided

2013 Taxes

- Lot 3: \$24,546.86
- Lot 2: \$7,567.26

For more information, contact:

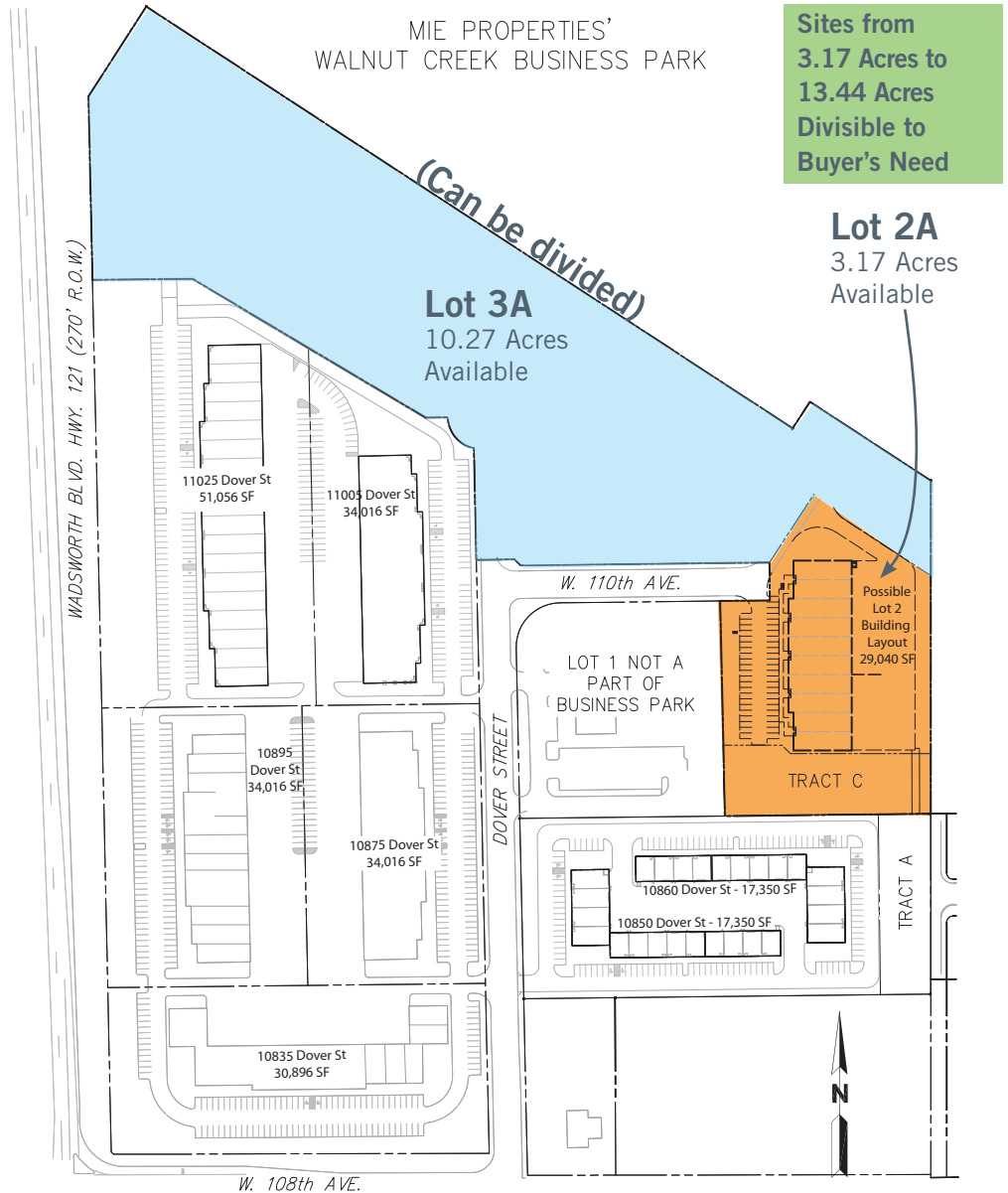
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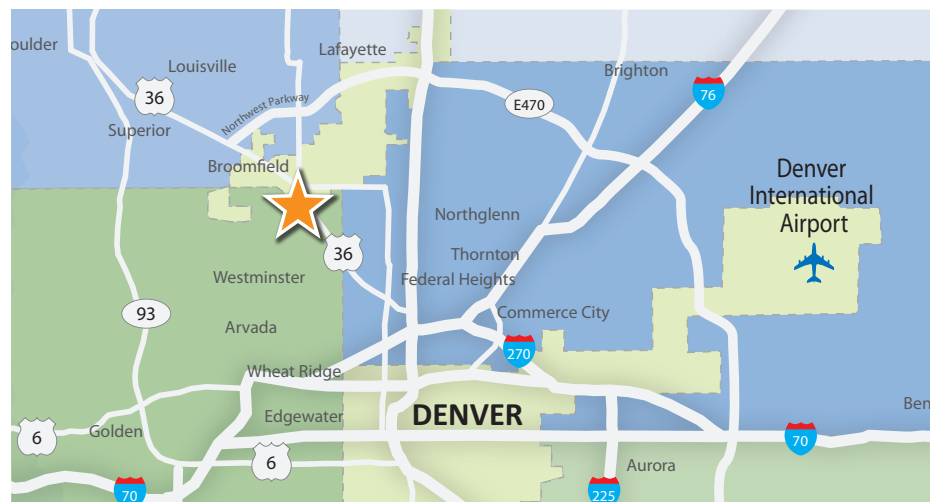
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Sites from
3.17 Acres to
13.44 Acres
Divisible to
Buyer's Need



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