

FOR SALE

# VEHICLE MAINTENANCE BUILDINGS

3632-3686

WEST 72ND AVENUE

Westminster, CO 80030

BUILDINGS AND LAND FOR SALE



## BUILDING FEATURES

<b>SALE PRICE:</b>	\$2,774,000.00	
<b>TOTAL SITE SIZE:</b>	1.42 acres	
<b>ZONING:</b>	M-1, Westminster	
<b>BUILDING:</b>	3632 W. 72nd Ave.	3686 W. 72nd Ave.
<b>BUILDING SF:</b>	5,000 SF	5,096 SF
<b>LOADING:</b>	2 dock-high (w/ramps) 1 drive-in	8 drive-in doors 10' 4 drive-in doors 12'
<b>YEAR BUILT:</b>	1981	1964
<b>CLEAR HEIGHT:</b>	18' - 20'	12' - 14'

- + First time on the market
- + TOD opportunity
- + Large fenced, paved yard
- + 72nd Avenue access and visibility
- + Clear span buildings
- + 2,000 feet from the Westminster Light Rail Station
- + Active vehicle repair facility
- + Vehicle repair equipment may be purchased separately



## CONTACT US

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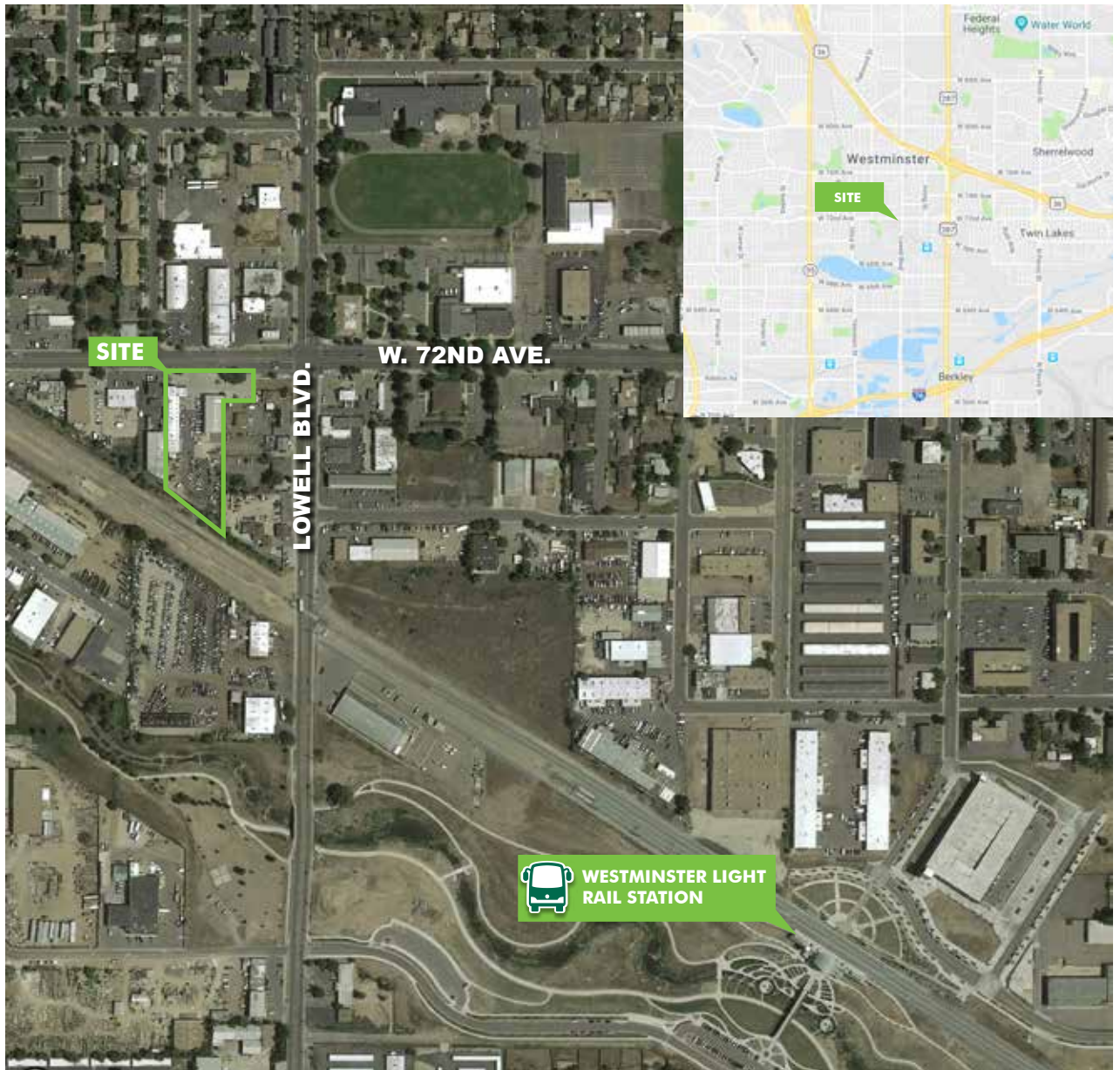
**CBRE**

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WEST 72ND AVE.  
Westminster, CO 80030



## SITE DETAIL



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