



NORTHWEST DENVER'S NEWEST INDUSTRIAL SPEC BUILDING



16,430 TO 49,189 SF CLASS A INDUSTRIAL NOW AVAILABLE

10795 Dover Street
Westminster, CO 80021

Owned By:



Leased By:



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 flexible building configurations, this move-in ready property includes 2,530 SF of high-end finish office space and 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
- » 49,189 SF Class A space now 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
- » 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.

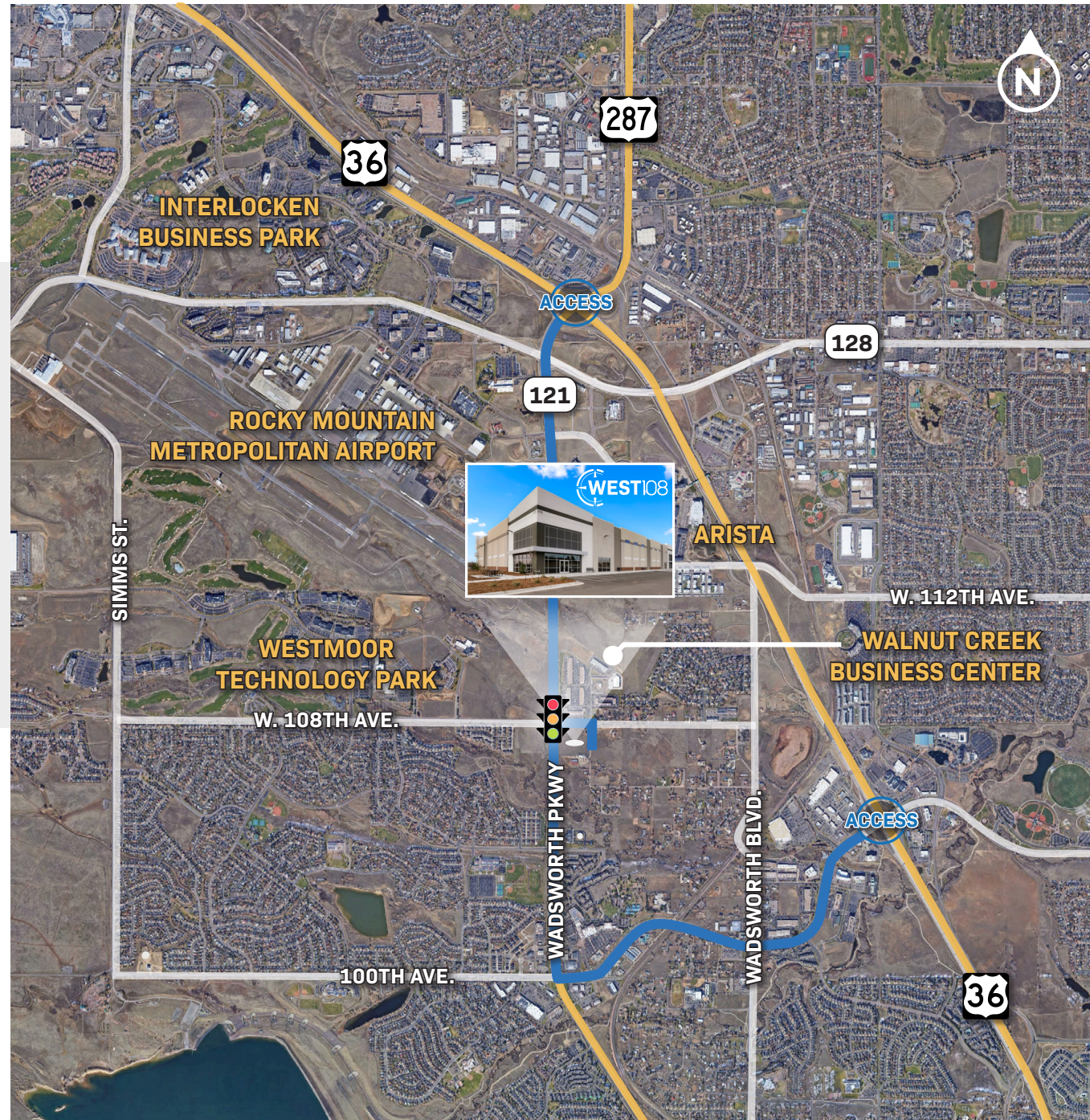
TRAVEL TIMES

- 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

49,189 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.



NOW
AVAILABLE



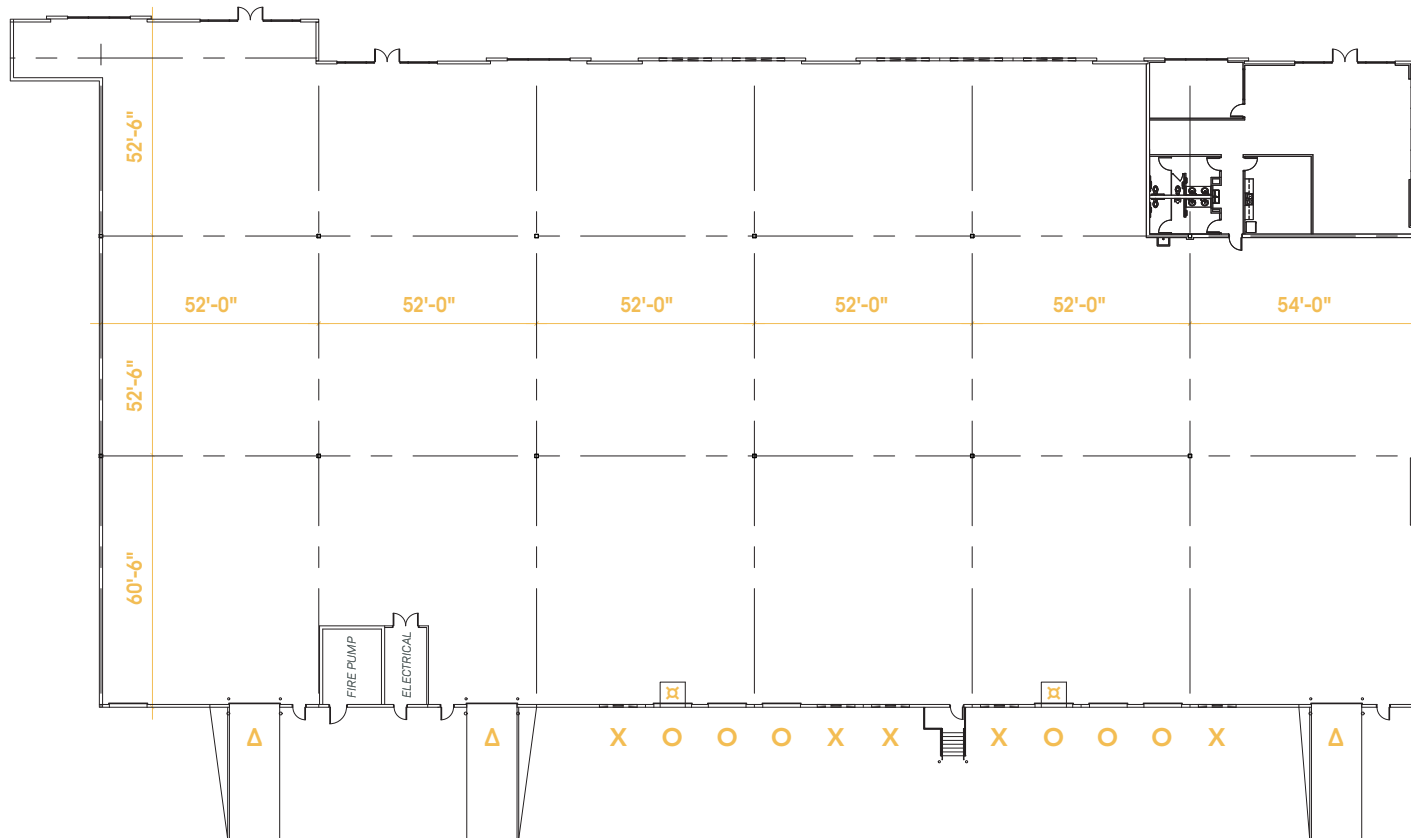
2,530 SF
SPEC OFFICE



3
DRIVE-IN RAMPS



6
DOCK DOORS
+ 5 KNOCK-OUTS



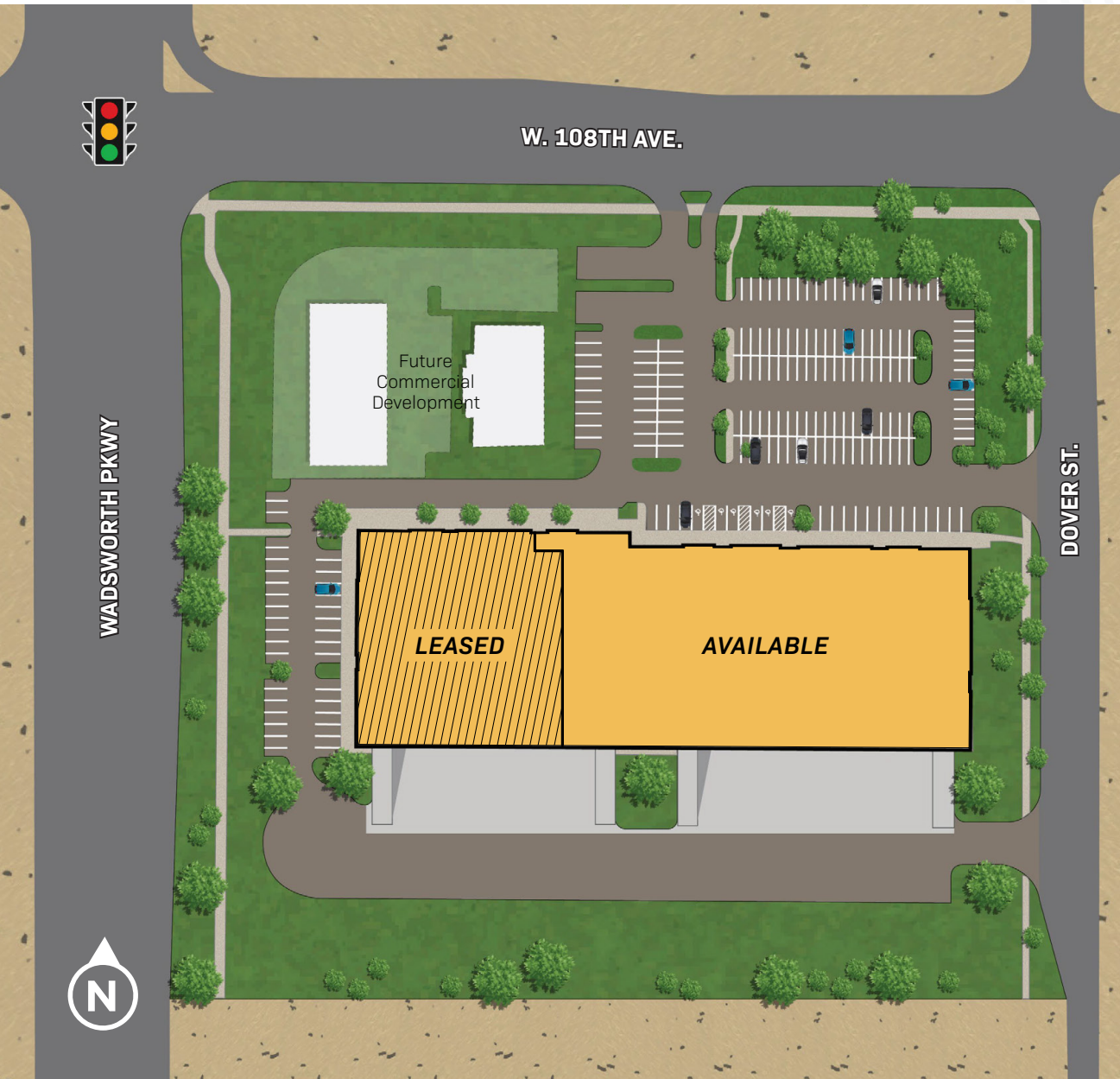
△ = DRIVE-IN

X = KNOCK-OUT

○ = DOCK DOOR

⊠ = PIT LEVELER

DEVELOPMENT SITE PLAN



BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	75,028 SF
SPACE AVAILABLE	49,189 SF
WAREHOUSE	46,659 SF
OFFICE	2,530 SF
MINIMUM DIVISIBLE	16,430 SF
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	12 (9' x 10')
KNOCK-OUTS	8
DRIVE-INS	4 (12' x 14')
PIT LEVELERS	4 @ 35,000 lbs
SPRINKLERS	ESFR
LIGHTING	LED
VAPOR BARRIER	15 mil under entire slab
WATER	1.5" Tap, expandable up to 4"
POWER	2,500A, 277/480V, 3-Phase
PARKING RATIO	172 Stalls, ≈2.3 / 1,000 SF



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