

**BREAKING GROUND MAY 2025**



**CLASS A PREMIER INDUSTRIAL / FLEX FACILITY IN NORTHWEST DENVER**



**±75,058 SF AVAILABLE  
FOR SALE OR LEASE**

Developed By:



Leased By:



# BUILDING FEATURES

**±75,058 SF**  
Building Size  
(Divisible)

**7.15 ACRES**  
Site Size

**28'**  
Clear Height

**155' X 472'**  
Building Dimensions

**177 STALLS**  
Parking  
2.36 : 1,000 SF

**20 DOCK HIGH**  
Loading Doors

**4 DRIVE-IN**  
Loading Doors

**LEASE RATE**  
Contact Broker

# SITE PLAN

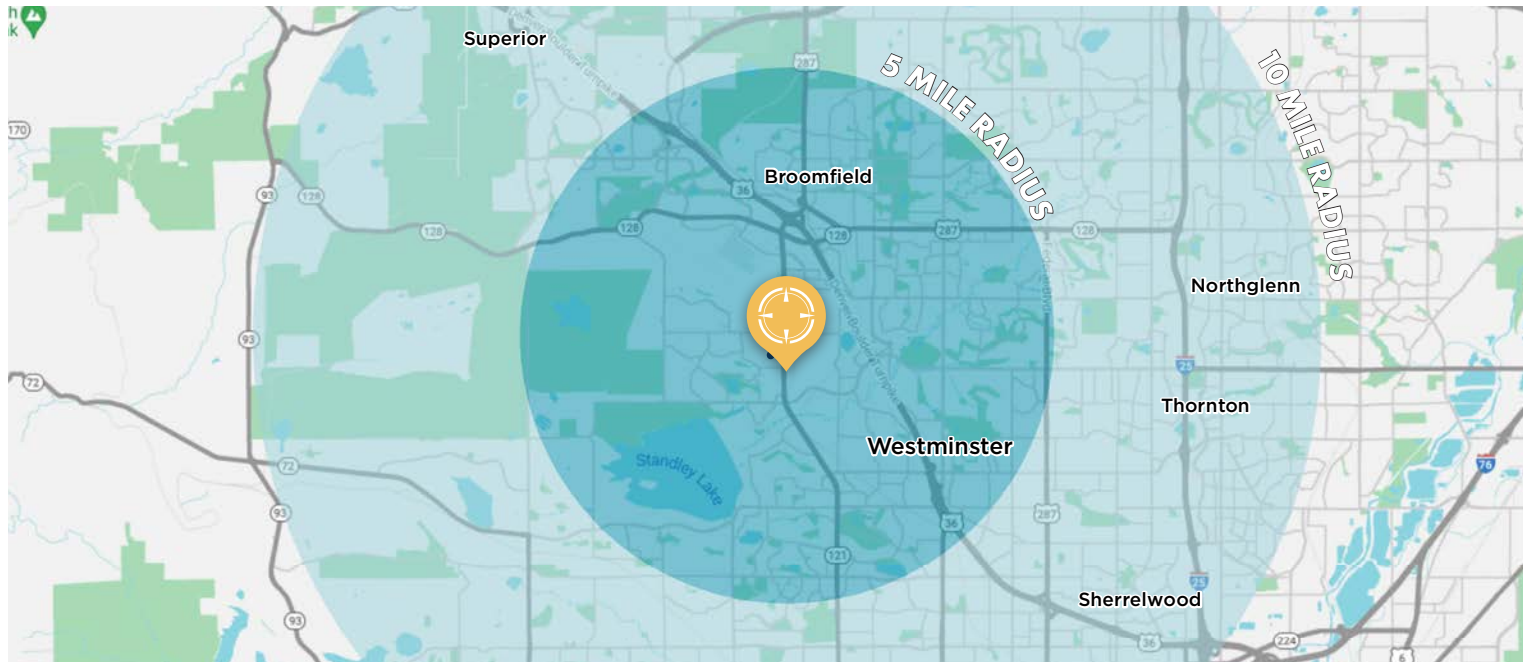










8789 W. 108TH AVENUE, WESTMINSTER, CO 80021

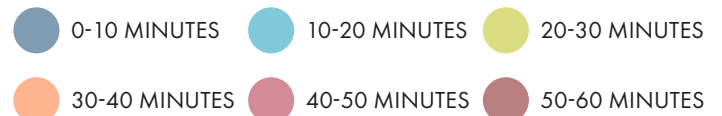
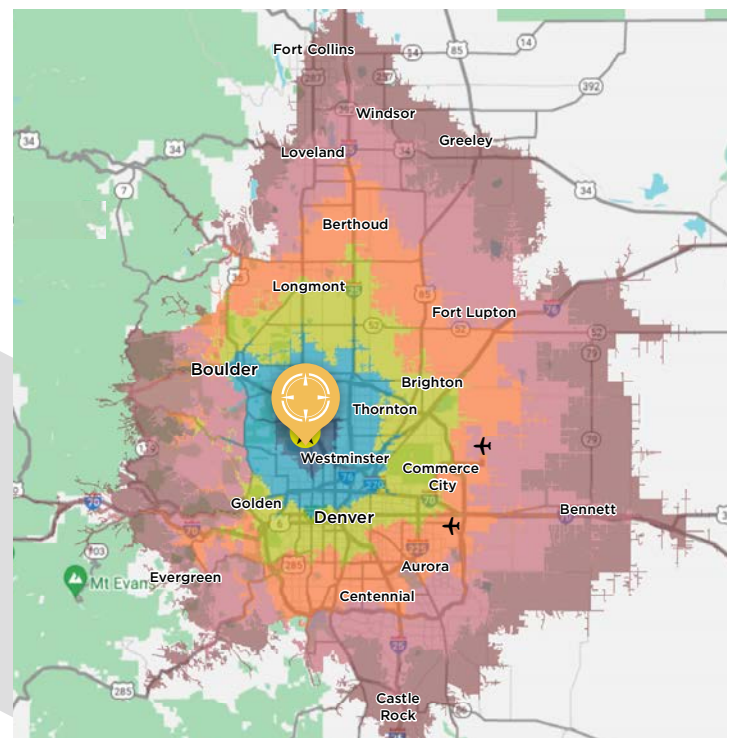
## EXCEPTIONAL ACCESS TO LABOR



### DEMOGRAPHICS

POPULATION		242,696 / 5 MILE
		794,826 / 10 MILE
WORKERS		81,124 / 5 MILE
		292,247 / 10 MILE
AVG. INCOME		\$119,359 / 5 MILE
		\$116,645 / 10 MILE
MEDIAN AGE		38.9 / 5 MILE
		38.3 / 10 MILE

### DRIVE TIMES







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IMMEDIATE PROXIMITY TO AREA AMENITIES  
AND MAJOR CORPORATE BUSINESS PARKS



#### ACCESS DISTANCES

US Highway 36	2 Miles
Rocky Mountain Airport	2.2 Miles
Boulder	14 Miles
Downtown Denver	16 Miles
Golden	16 Miles
Denver International Airport	34 Miles

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