



## FOR SALE – Vacant Land

7601 W 108th Ave, Westminster, CO 80021

<b>Zoning</b>	ODP Industrial
<b>Total Acreage</b>	±4.123 acres
<b>Buildable Acreage</b>	±3.894 acres
<b>Land Use</b>	Light Industrial / Office / Warehouse
<b>\$/SF</b>	\$4.05 / SF

- Ideal for contractor, service user, or industrial owner-user
- Opportunity to design building and yard around specific operational needs
- Configuration supports efficient building layout
- Permitted uses subject to City review and approval
- Infill location within established area
- Suitable for building plus yard/parking (subject to approval)

# \$727,000



