

FOR SALE – Vacant Land

7601 W 108th Ave, Westminster, CO 80021

Zoning	ODP Industrial
Total Acreage	±4.123 acres
Buildable Acreage	±3.894 acres
Land Use	Light Industrial / Office / Warehouse
Westminster Future Land Use (Annexed)	Industrial
Jefferson County Future Land Use	Large Lot Suburban

Industrial Owner-User Opportunity

- Ideal for contractor, service user, or industrial owner-user
- Opportunity to design a building and yard tailored to operational needs
- Supports office, warehouse, and outdoor storage uses (subject to approval)
- Infill location with limited industrial land availability
- Flexible site layout for building, parking, and yard area

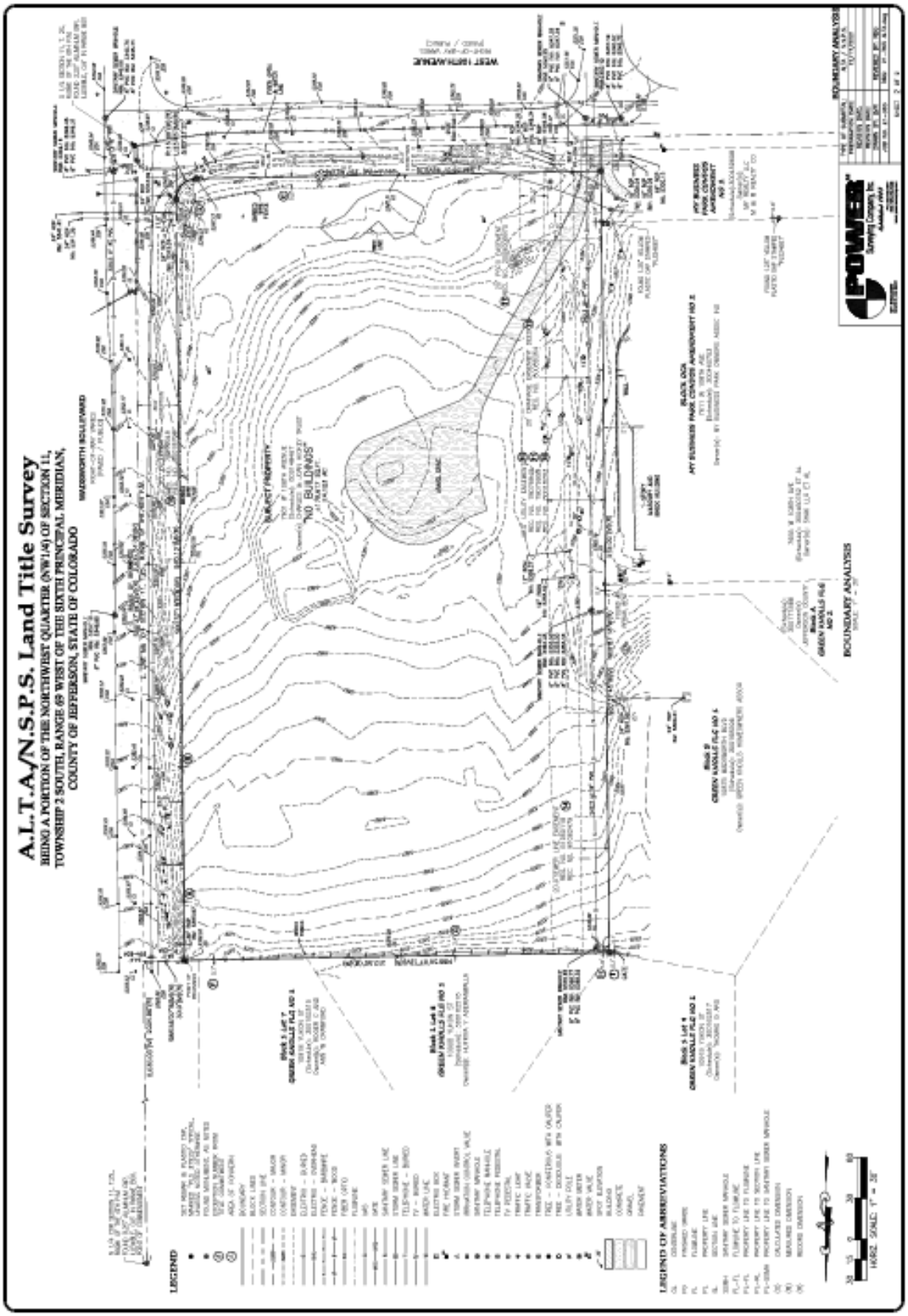
Potential Residential Redevelopment Opportunity

- Potential for estate-style residential homesites
- Infill location within an established residential area
- Minutes from US-36, Standley Lake, and Legacy Ridge
- Opportunity to capitalize on surrounding residential growth
- Rezoning and development subject to County approval

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