

For  
LEASE

7131 Irving St.  
Westminster, CO 80030

Property type: Light Industrial  
Building Size: 13,800 SF  
Site size: .51 Acre  
Space Available: 13,300  
Clear Height: 12'  
Loading: Drive In, three (3)  
Power: 500 Amp, 3 Phase, 208 Volt  
YOC: 1977, Upgraded 2006.  
Construction Tilt-up  
Enterprise Zone: Yes  
Rental Rate: \$6.00 SF NNN  
NNN: \$2.59 SF (2014)  
Available: 60 days  
Office %: 13%  
City/County:  
Westminster/Adams  
Zoning: Commercial



*Clean, industrial property  
in prime location*



**Adams County | Denver Metro Market | Northwest Submarket**  
**13,800 SF Industrial Bldg | 13,300 SF Available at \$6.00 NNN**

**Features:** Pride of ownership evident in this unusually clean industrial property. It's centrally located near 72nd & Federal with close proximity to I-76, I-70, I-25 and US-36, one block from FasTracks Light Rail station (currently under construction). Enterprise Zone. Abundant sky lights, ceiling fans, and electrical distribution. Painted concrete floors. Existing engine lift available and negotiable if desired.

**Additional information:** 7121 Julian, located directly across the street, is also available with the condition that the landlord has access to the paint booth on occasion (likely once or twice per month). Property features 3200 SF and a large, fenced yard.

Please call to arrange a private viewing | Joe Carabello 303-525-0962 | [www.carabelloproperties.com](http://www.carabelloproperties.com)