



7120 Julian Street

Unit A, Westminster, CO

Functional Warehouse Space for Lease

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Angela Topel RE LLC

Angela Hahn is a Co-Owner of the Property
& a Licensed Colorado Real Estate Broker

www.gibbonswhite.com

Available Space	2,552 sq. ft.
Lease Rate / sq. ft.	\$10.50 NNN
Expenses / sq. ft.	\$6.93*

**Not Including Utilities*

- **3 Months Free Base Rent for Any Lease Signed Before January 1, 2027!**
- Warehouse Space with 14 ft. Clear Ceiling Height
- 10 ft. Drive-In Overhead Door
- Small Office Area with Full HVAC & Additional Mezzanine Storage
- Single Phase 200 Amp Electrical Service
- 1.5 Blocks to Westminster Station RTD B Line Commuter Rail & Bus Transit Hub
- Easy Access to US 36 & Hwy 287

Property Info & Gallery

View Map

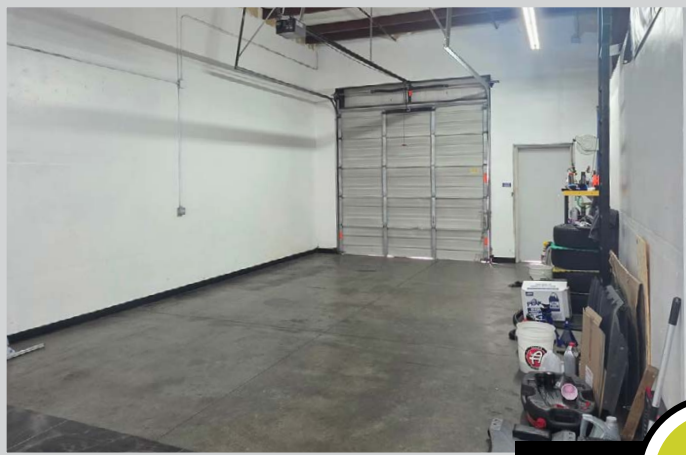
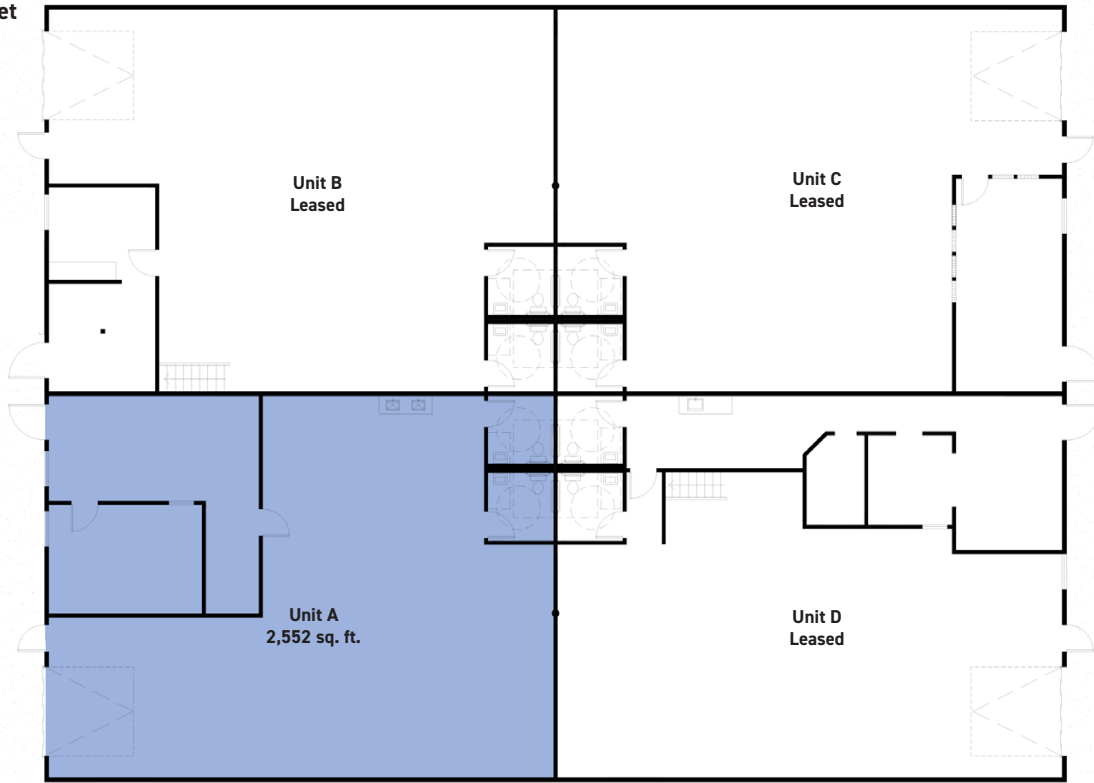
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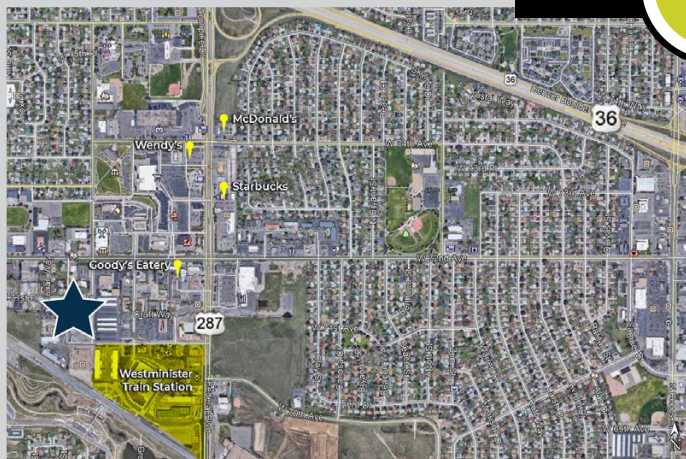
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VIDEO



TOUR



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