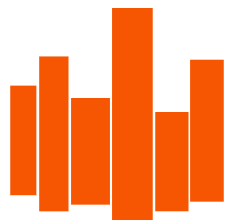


Industrial/Flex: Build-to-suit or Pad Sites For Sale

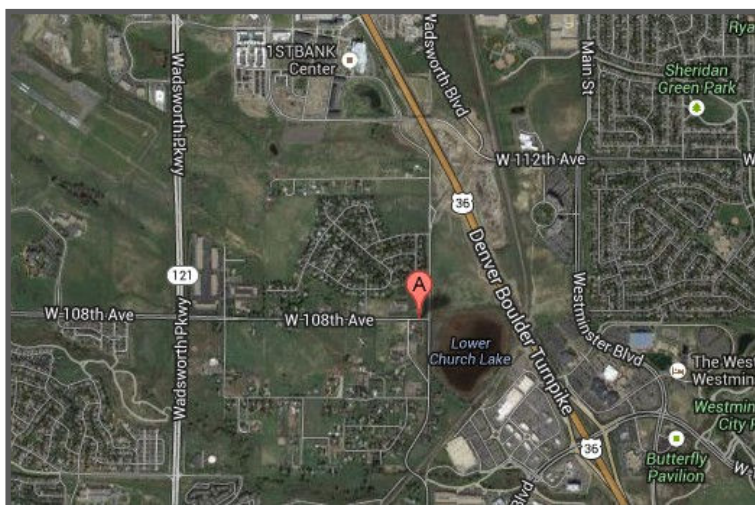
7655 W. 108th Ave., Westminster, CO 80021
My Business Park at Mandalay



VISTA COMMERCIAL ADVISORS INC.



Building D: Existing 16,000 SF flex building, occupied by Westminter Brewing Company and Blue Dolphin Swim School.



Features

- Three (3) finished pad sites are available for sale or build-to-suit opportunities at My Business Park at Mandalay. The pad sites range from 1.29 to .54 acres with full infrastructure in place. Building sizes up to 16,000 SF are available.
- Potential uses: aerobics, dance, swimming, physical education instruction, organized coaching for team sports, and similar training or classes. Medical and dental offices, business and professional office.
- Excellent location with easy access to Wadsworth and Hwy. 36 corridor.
- Close proximity to supportive services, shopping and attractive residential communities.

Exclusively Represented
by

Chip McReynolds

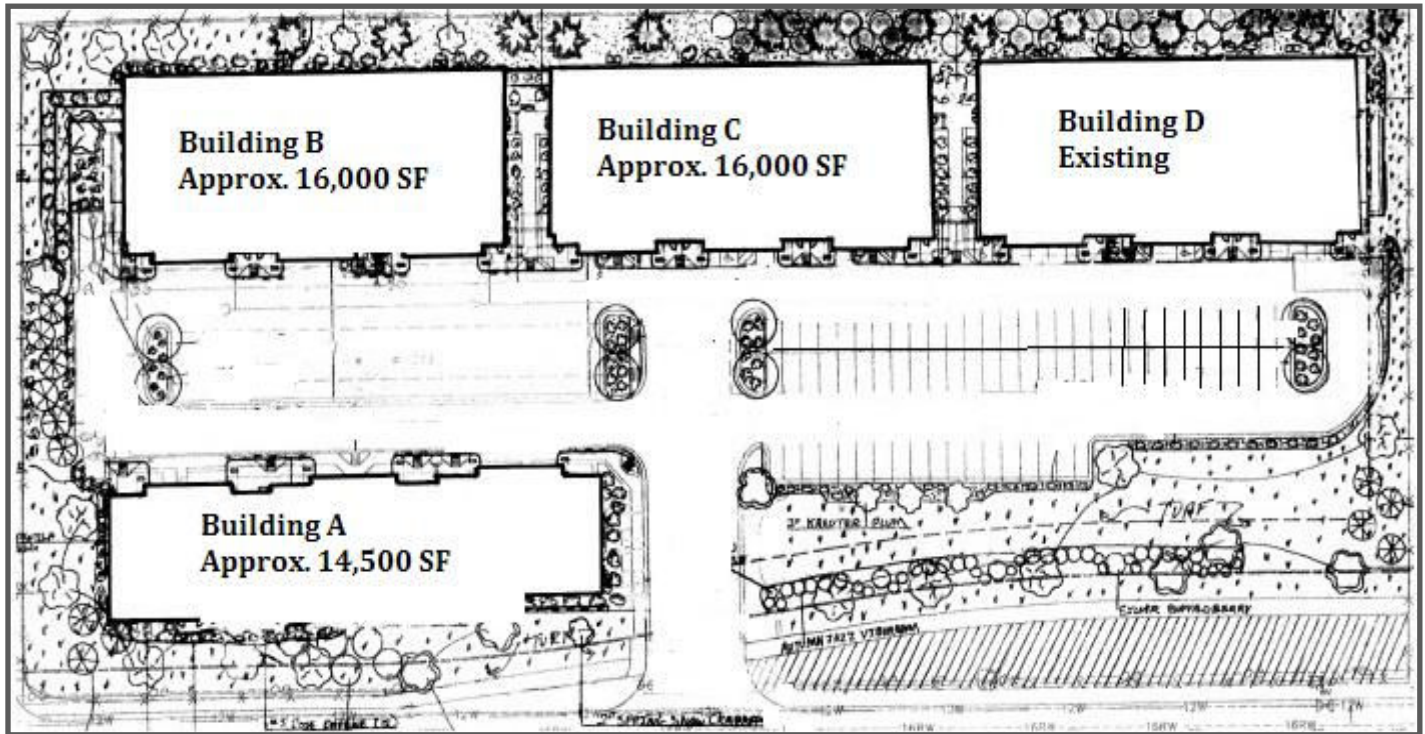
303-974-7600 ext 102 or mcreynolds@vistacommercial.com

12303 Airport Way, Suite 200
Broomfield, Colorado 80021

303-974-7600
www.vistacommercial.com

1701 15TH Street
Boulder, Colorado 80302

Site Plan



Building A:

- Acres: .57
- Building Type: single story flex
- Buildable SF: Approx. 14,500 SF
- Sales Price "Land": \$372,438

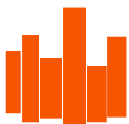
Building B:

- Acres: 1.29
- Building Type: single story flex
- Buildable SF: Approx. 16,000 SF
- Sales Price "Land": \$842,886

Building C:

- Acres: .54
- Building Type: single story flex
- Buildable SF: Approx. 16,000 SF
- Sales Price "Land": \$352,836

Exclusively Represented
by
Chip McReynolds
303-974-7600 ext 102 or
mcreynolds@vistacommercial.com



12303 Airport Way, Suite 200
Broomfield, Colorado 80021

303-974-7600
www.vistacommercial.com

1701 15TH Street
Boulder, Colorado 80302