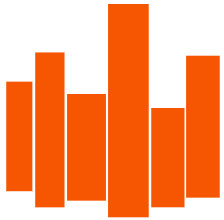


Industrial Flex Units For Lease

My Business Park at Mandalay
7655 W. 108th Ave., Unit 400
Westminster, CO 80021



VISTA COMMERCIAL ADVISORS INC.

Building Amenities:

Building Size: 16,000 SF

Available Space:

- **Unit 400: 2,666 SF.** Open warehouse space with one ADA restroom and one 14'X14' overhead drive-in door. Approximately 86' deep and 31' wide. Exterior signage is available.

Lease Rate:

Unit C: \$2,500.00 per month plus utilities.

Heating / Cooling:

Suspended GFA in warehouse, HVAC in office.

Clear Height:

27'

Electrical:

208v/120AMP / 3 phase

Sprinklers:

Yes

Zoning:

PUD

YOC:

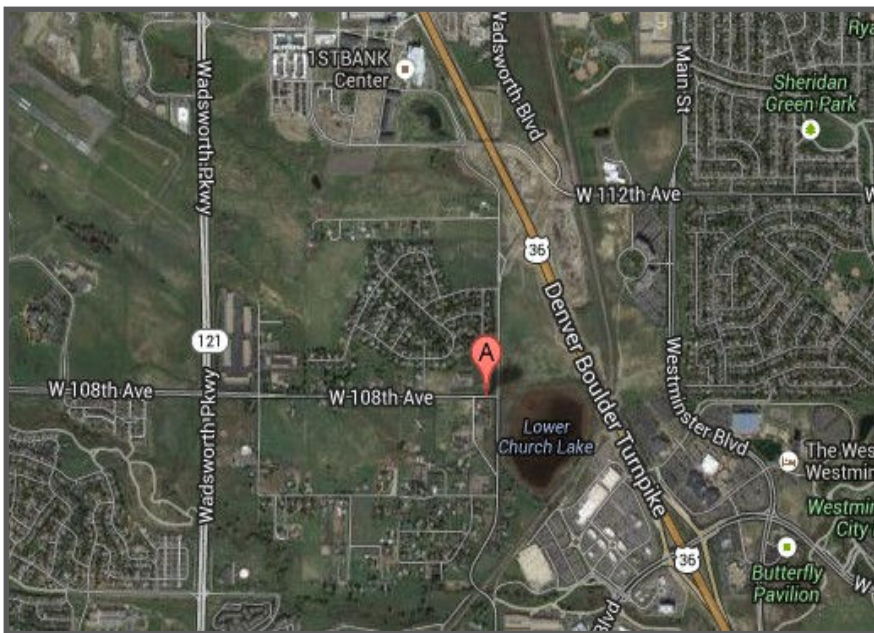
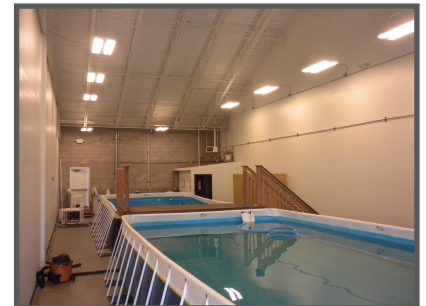
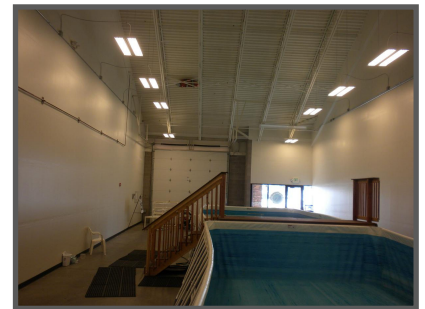
2008

Access:

Wadsworth Blvd. & 108th Ave.

Parking:

53 surface unreserved parking



Exclusively Marketed by Chip McReynolds, 303-974-7600 ext. 102, mcreynolds@vistacommercial.com

303-325-7985 | 12303 Airport Way, Suite 200, Broomfield, Colorado 80021 | www.vistacommercial.com

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