

# DRY CREEK BUSINESS PARK

11120-11140 Broomfield Lane, Broomfield, Colorado 80021



**FOR LEASE**



## EXECUTIVE SUMMARY

Broomfield's newly built Dry Creek Business Park offers flexible industrial spaces ranging from 2,240 to 18,284 square feet, allowing tenants to tailor layouts to their specific operational needs. Tenant improvement allowances are potentially available to accommodate specific build-out requirements. The buildings feature 540-amp, 208-volt, 3-phase electrical service. One building is equipped with four (4) existing overhead doors, and additional doors can be easily installed as needed.

Zoning supports a wide range of uses, including light manufacturing, assembly, warehousing, distribution, research and development, professional office, and more. With excellent access to both Denver and Boulder, Dry Creek Business Park provides a modern, functional option in one of the region's most supply-constrained industrial corridors.

**2,240 SF**

MINIMUM DIVISIBLE SPACE

**18,284 SF**

MAXIMUM CONTIGUOUS SPACE

**21.5'**

CLEAR HEIGHT

**540 Amps, 208V, 3P**

POWER

**\$17.00**

BASE RENT/SF

**\$6.00**

EST. NNN/SF

**2023**

YEAR BUILT

# PROPERTY OVERVIEW

## PROPERTY/BUILDING INFORMATION

Property Name	Dry Creek Business Park
Property Address	11120-11140 Broomfield Lane, Broomfield, Colorado 80021
Property Type	Industrial/Flex
Minimum Divisible Space	2,240 SF
Maximum Contiguous Space	18,284 SF
Clear Height	21.5'
Power	540 Amps, 208V, 3-Phase
Fire Protection	Early Suppression Fast Response System (ESFR); Smoke Detectors

	Total SF	First Floor SF	Mezzanine SF
11120 Broomfield Lane	18,284	12,962	5,322
11130 Broomfield Lane	18,284	12,962	5,322
11140 Broomfield Lane	15,682	11,482	4,200



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