

7070

WEST 117TH AVENUE | BROOMFIELD, COLORADO 80020



UNIT D
5,871 SF

UNIT C
3,958 SF

COMMON
LOADING DOCK



INDUSTRIAL SPACE FOR LEASE

Unit C & D Available | 3,958 - 9,829 SF

PROPERTY HIGHLIGHTS

- 16' Clear
- 14' x 14' Drive-in Doors
- Common Dock-High Loading Dock
- Gated Yard Area Available
- 200 - 400 AMP, 120/208 3 Phase
- LED Lights

UNIT	SQ.FT.	LEASE RATE/SF	NNN OPERATING EXPENSES/SF	TOTAL MONTHLY RENT
C	3,958	\$12.50	\$4.55	\$5,623.66
D	5,871	\$12.50	\$4.55	\$8,341.71
C & D	9,829	\$12.50	\$4.55	\$13,965.37



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3,958 SF

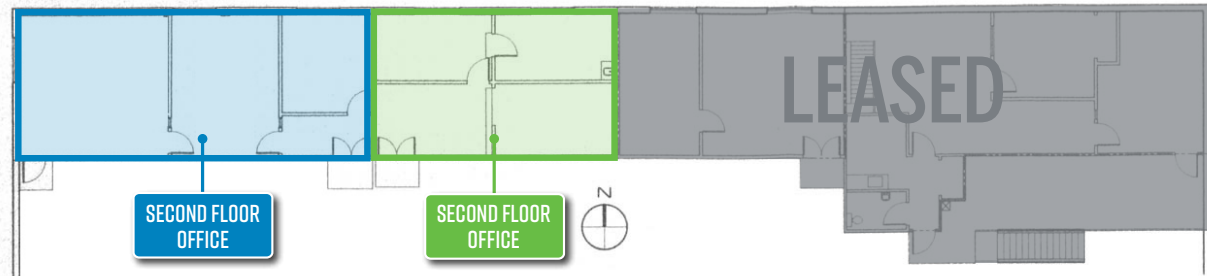
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FLOORPLAN

SECOND FLOOR



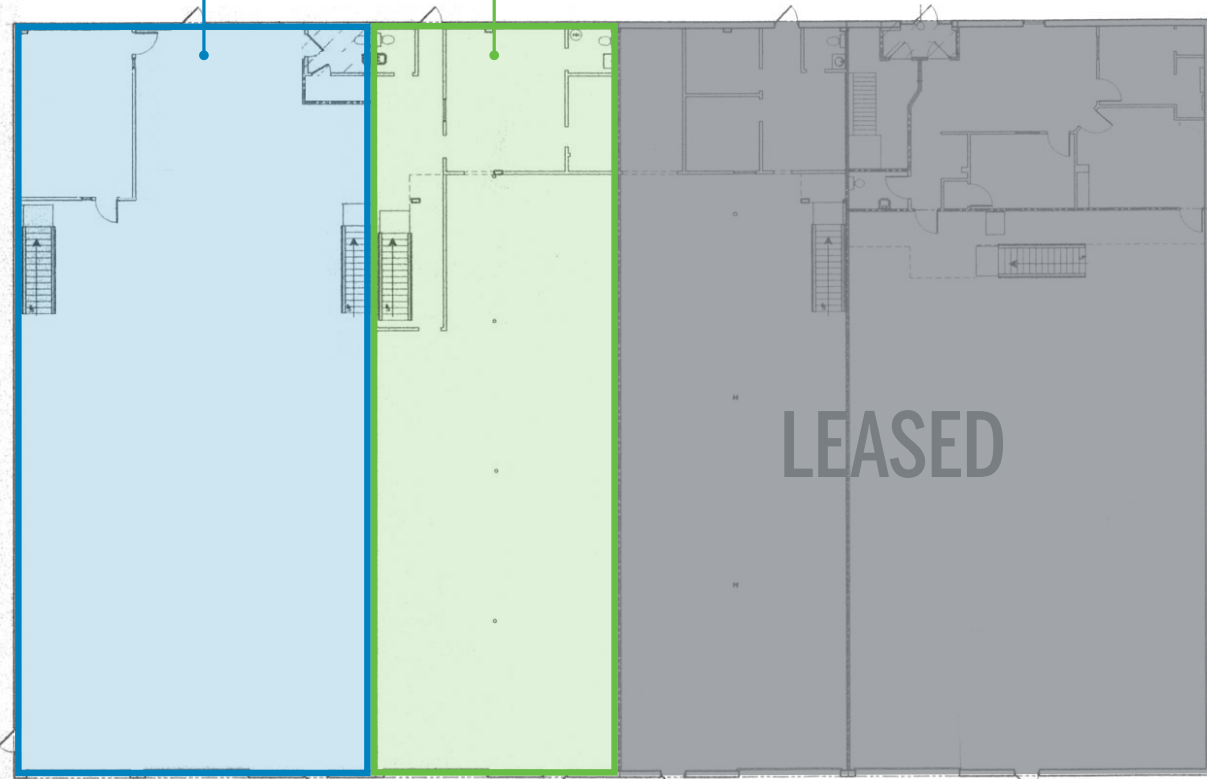
SECOND FLOOR OFFICE

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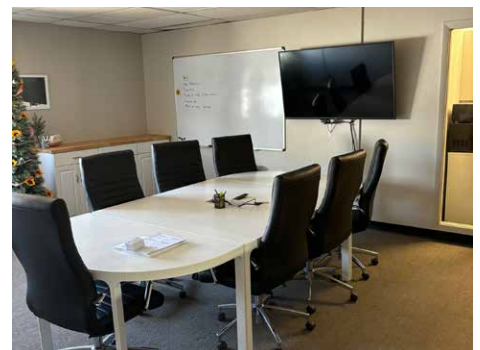
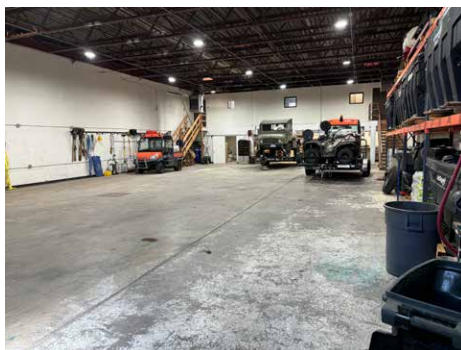
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FIRST FLOOR



LEASED



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CONTACT



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.