

555 ALTER ST

555 Alter St, Broomfield, CO 80020

Aggressive New Lower Rates!



LOCATION DESCRIPTION

Discover the vibrant surroundings of Broomfield, CO. Located just North of Hwy 36 & Wadsworth. Easy highway access and large parking area. Its strategic location and proximity to local attractions, the property in Broomfield provides an ideal setting for tenants seeking an enriching work-life balance.

PROPERTY HIGHLIGHTS

- Heavy Power Available
- I-2 Zoning
- Flexible Lease Terms
- Dock and Drive in Units
- Office space available as well
- Potential yard space available
- Fully Sprinklered
- Auto Uses Allowed

OFFERING SUMMARY

\$9.50 - \$10.00 SF/YR (NNN)**ESTIMATED EXPENSES****\$6.70****AVAILABLE SF:****3,214-12,056 SF****BUILDING SIZE:****66,740 SF**

SPACE SPACE SIZE - DETAILS

Unit 14	4,427 SF - Warehouse with Drive in Door
Unit 15A	3,214 SF - Warehouse with Drive in Door
Unit 15B	5,753 SF - Warehouse with Drive in Door
Unit 19B	12,056 SF - W-house w DockHigh & Drive in Doors
Unit 19D	4,082 SF - Warehouse with Dock High Door

**DANCHEN ASTLE**

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**BRANDI SPENCER**

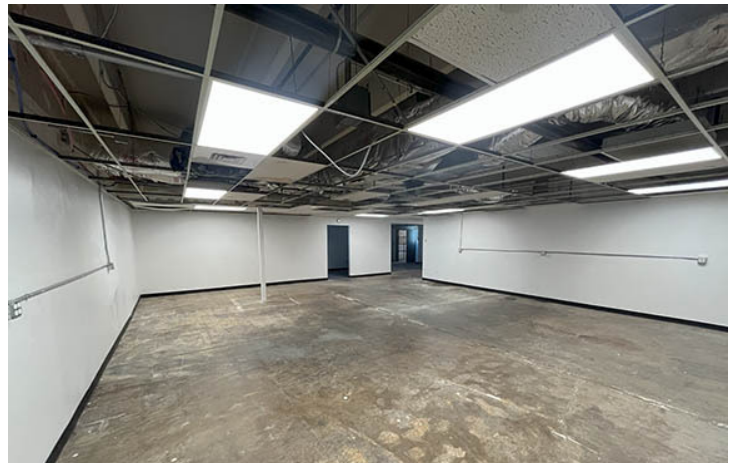
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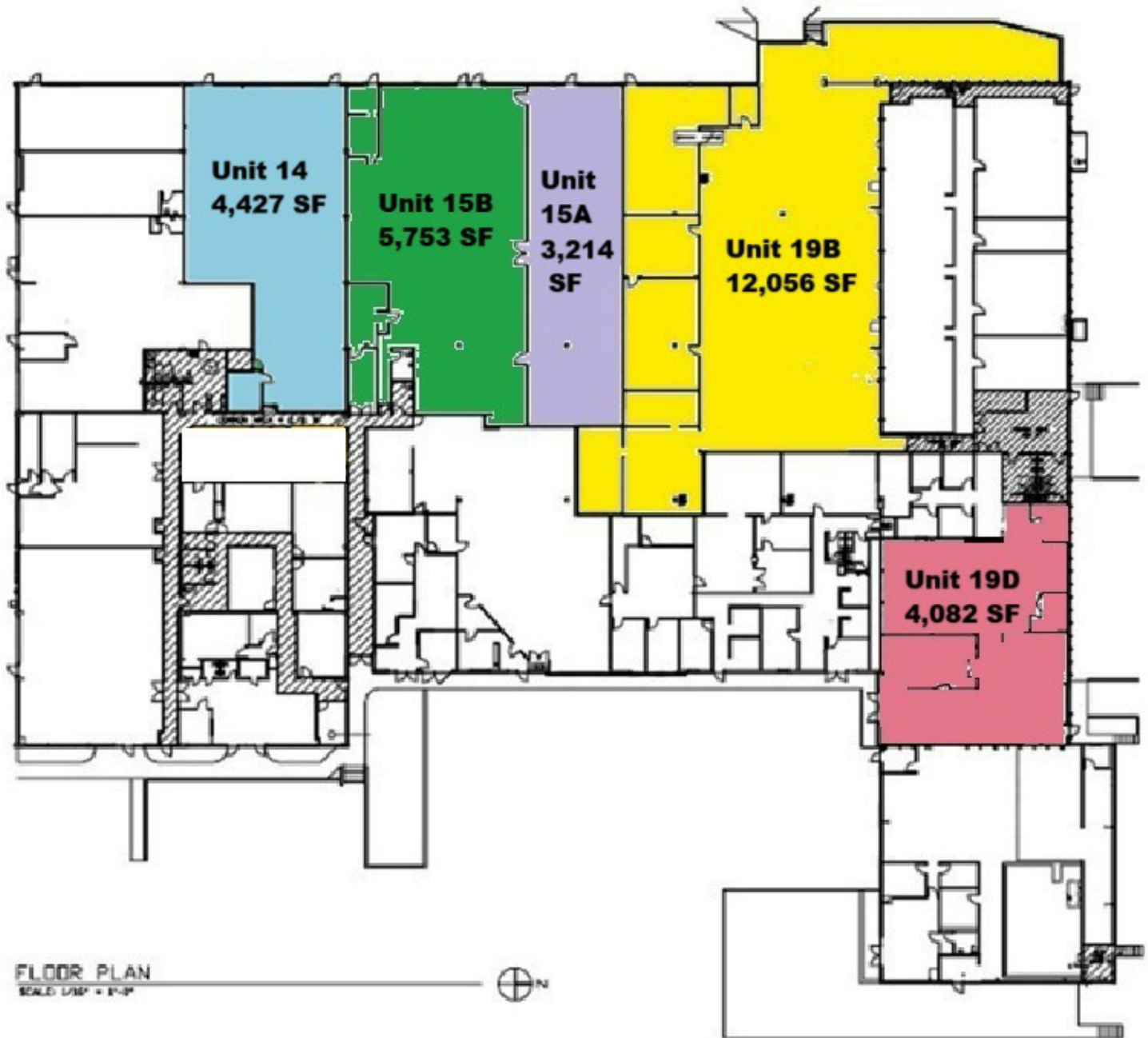
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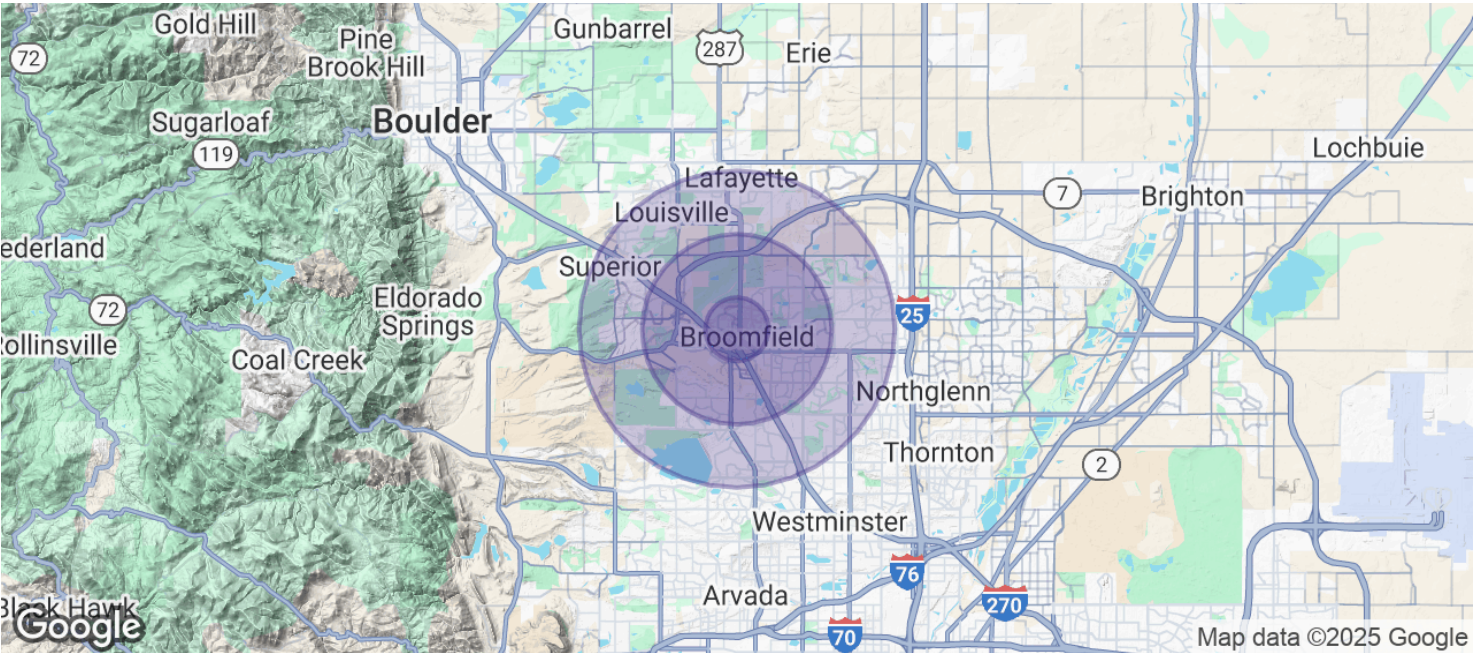
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,471	64,696	192,265
Average Age	40	39	40
Average Age (Male)	40	39	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,224	27,129	77,030
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$118,003	\$137,667	\$144,795
Average House Value	\$628,334	\$624,780	\$643,048

Demographics data derived from AlphaMap



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