



# 3400 Industrial Lane

Broomfield, Colorado 80020

Year 1 Introductory Rate \$9.50 sq/ft



Warehouse/Office/Retail for Lease  
3,340 or 7,343 sq/ft of Contiguous Space Available Immediately

- Unit 7A 2,495 sq/ft
- Unit 10B-C 1,589-3,340 sq/ft
- Unit 11B 1,773 sq/ft
- Unit 11D 5,570 sq/ft



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2,495-SF  
7A

Loading  
Dock

5,829-SF  
10B-10C-10D

5,570-SF  
11D

11B 1,773 SF

Industrial Lane

Hwy 36

- Operating expenses include Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal (\$9.00 sq/ft).
- Year 1 Introductory rate \$9.50 NNN | Year 2 \$12.00 NNN | Year 3 \$12.50 NNN (3 Year Minimum Lease Term) 3% Annual Increase Thereafter.
- Zoned L-1. Uses include office/ retail/ warehouse/ manufacturing / gym or other similar.
- Located on the US West Corridor Urban Renewal Program.
- Unit 7A - Large open office, warehouse or retail showroom, reception area, two closed door offices, private bathroom and kitchen. Access to shared loading dock with leveler.
- Unit 10 B-C - 1,589-3,440 sq/ft. Warehouse/ flex spaces with full HVAC with loading doors and access to common area restrooms and shower.
- Unit 11B - Reception aea, closed door office space, private bathroom, large warehouse with roll up door. 16" clear height.
- Unit 11D - Open warehouse with 3 office spaces, 10' roll up door, 16' 11" clear height.
- 3,340 - 7,343 SF of contiguous space available featuring multiple grade-level loading doors.

## Details

<b>Unit 7A</b> Retail   Warehouse   Office	Approx. 2,495 sq/ft	\$9.50   NNN
<b>Unit 10B-10C</b> Retail   Warehouse	Approx. 1,589-3,340 sq/ft	\$9.50   NNN
<b>Unit 11B</b> Retail   Warehouse	Approx. 1,773 sq/ft	\$9.50   NNN
<b>Unit 11D</b> Retail   Warehouse	Approx 5,570 sq/ft	\$9.50 NNN
<b>3,340 or 7,343 sq/ft of contiguous space available</b>		\$9.50 NNN

3400 Industrial Lane

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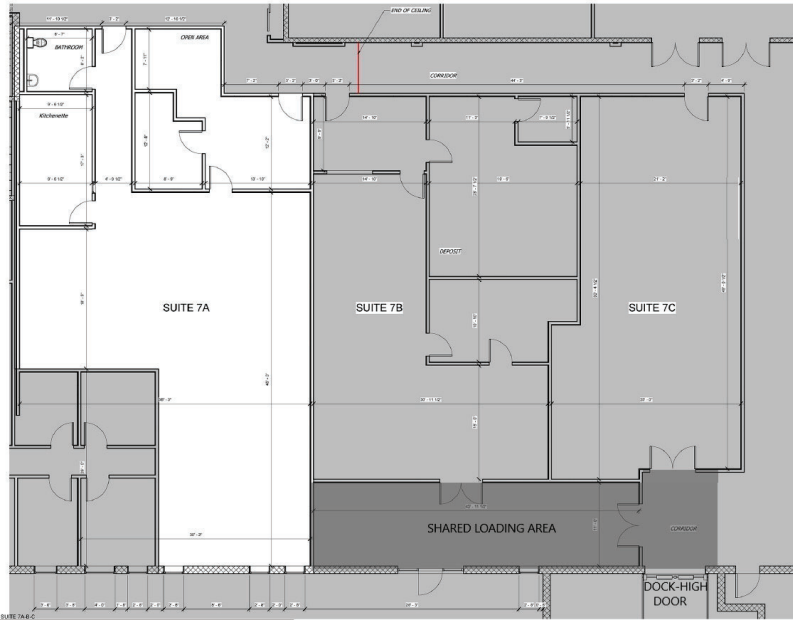


Lobby



Lobby

# Floor Plan Unit 7A



Open Office



Reception/Waiting



Shared Dock Access



# Floor Plan Unit 10B-10D



10B Warehouse



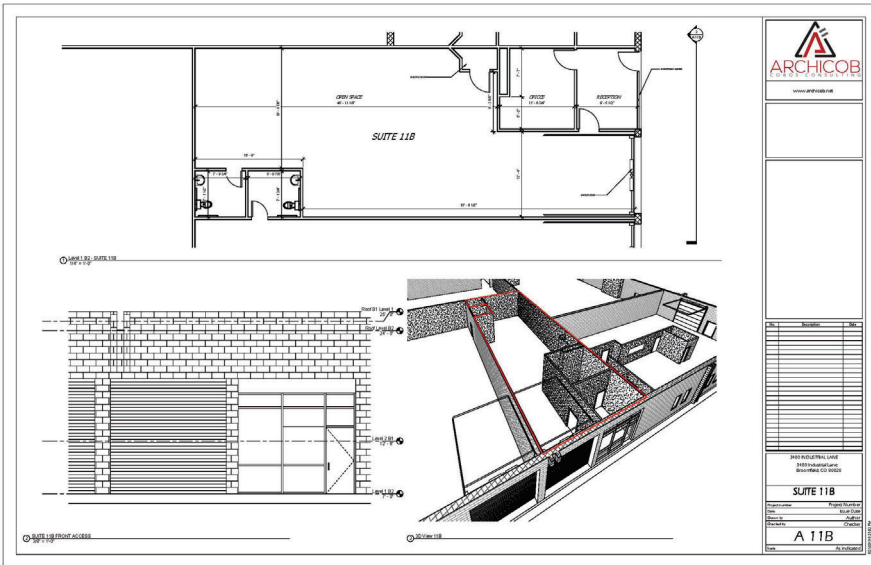
10C Warehouse



10 C Warehouse



# Floorplan Unit 11B



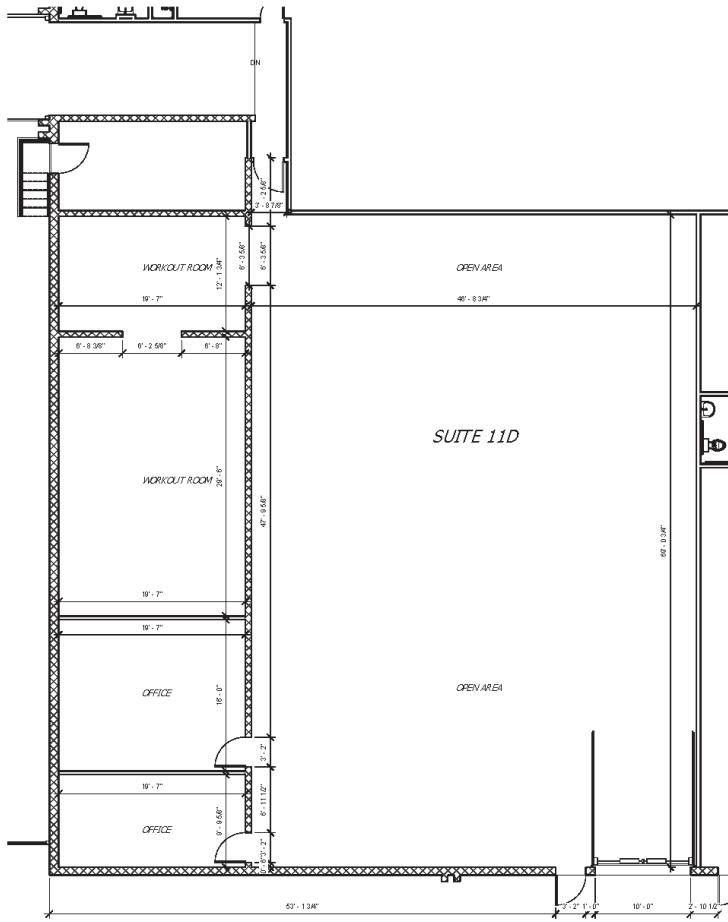
exterior

reception/office

warehouse

3400 Industrial Lane

# Floor Plan Unit 11D



3400 Industrial Lane

Warehouse



Warehouse



Office



