

LAND FOR SALE

2360 Industrial Lane | Broomfield 80026



Details

Price \$1,570,000.00 | \$18 sq/ft

Acreage Approx. 2 Acres

Sq/Ft Approx 87,120

Zoning Zoning: I-1 Limited Industrial District: The permitted uses by right within the I-1 zone district include office and commercial uses, Institutional, public and service uses, Light industrial uses and accessory structures.

The property is in the US 36 West Corridor Urban Renewal plan.

Design and Engineering Plans Including a Retention Pond to Serve Full Site are Complete.

Conceptual Building Plan with Initial City Approval Supports a Building up to 38,400 SF.



FOR MORE INFORMATION CONTACT...



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Conceptual Design

Building in Broomfield, Colorado offers a range of commercial benefits, making it an attractive location for businesses of various sizes and sectors. Here are the key advantages:

Strategic Location

Proximity to Major Markets: Broomfield is ideally situated between Denver and Boulder, giving businesses access to both urban hubs.

Transportation Access: Easy access to U.S. 36, Interstate 25, and Denver International Airport facilitates logistics, commuting, and national/international travel.

Business-Friendly Environment

Lower Taxes and Incentives: Broomfield often offers tax incentives, rebates, and grants for qualifying businesses, particularly in tech, biotech, and advanced manufacturing.

Streamlined Permitting: The city is known for responsive planning and permitting departments, speeding up the development process.

Skilled Workforce

Highly Educated Talent Pool: Thanks to nearby universities (CU Boulder, CSU, DU), Broomfield attracts a highly educated, tech-savvy workforce.

Diverse Industry Experience: Workers have backgrounds in tech, aerospace, biotech, renewable energy, and finance.

Established Business Ecosystem

Home to major employers such as Oracle, Ball Corporation, Level 3 Communications (Lumen), and Vail Resorts headquarters.

Collaborative business environment with access to professional networks, suppliers, and industry peers.

Mixed-use Developments: Projects like Flatiron Crossing and the Broomfield Town Center offer retail, residential, and commercial spaces, creating attractive live-work-play environments.

Growth and Development Opportunities

Ample Land and Zoning Flexibility: Opportunities for ground-up development in business parks and tech corridors.

Support for Innovation: Broomfield supports incubators, coworking spaces, and public-private partnerships to foster innovation.

