



Square Footage	Approx 74,923 or 81,892 sq/ft
Acres	1.72 or 1.88 acres
Price	\$18.00 / sq/ft

Prime commercial vacant parcel in the City & County of Broomfield, Colorado, located within easy access and visibility to the US-36 corridor.

The parcel offers a compact, developable footprint suitable for a small office, retail outparcel, service use or a phased commercial build – subject to zoning and City approvals.

Its proximity to US-36/Interlocken and the RTD US-36 transit facilities gives it strong regional connectivity (commuter corridor between Boulder and Denver).

Entitlement:

Any lot split or change to the parcel configuration requires City approval. Broomfield processes subdivision/lot-split actions under its subdivision code and through Planning staff.



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www.EricRutherford.com
United States Naval Academy Graduate Served as an
Officer in the United States Marine Corps



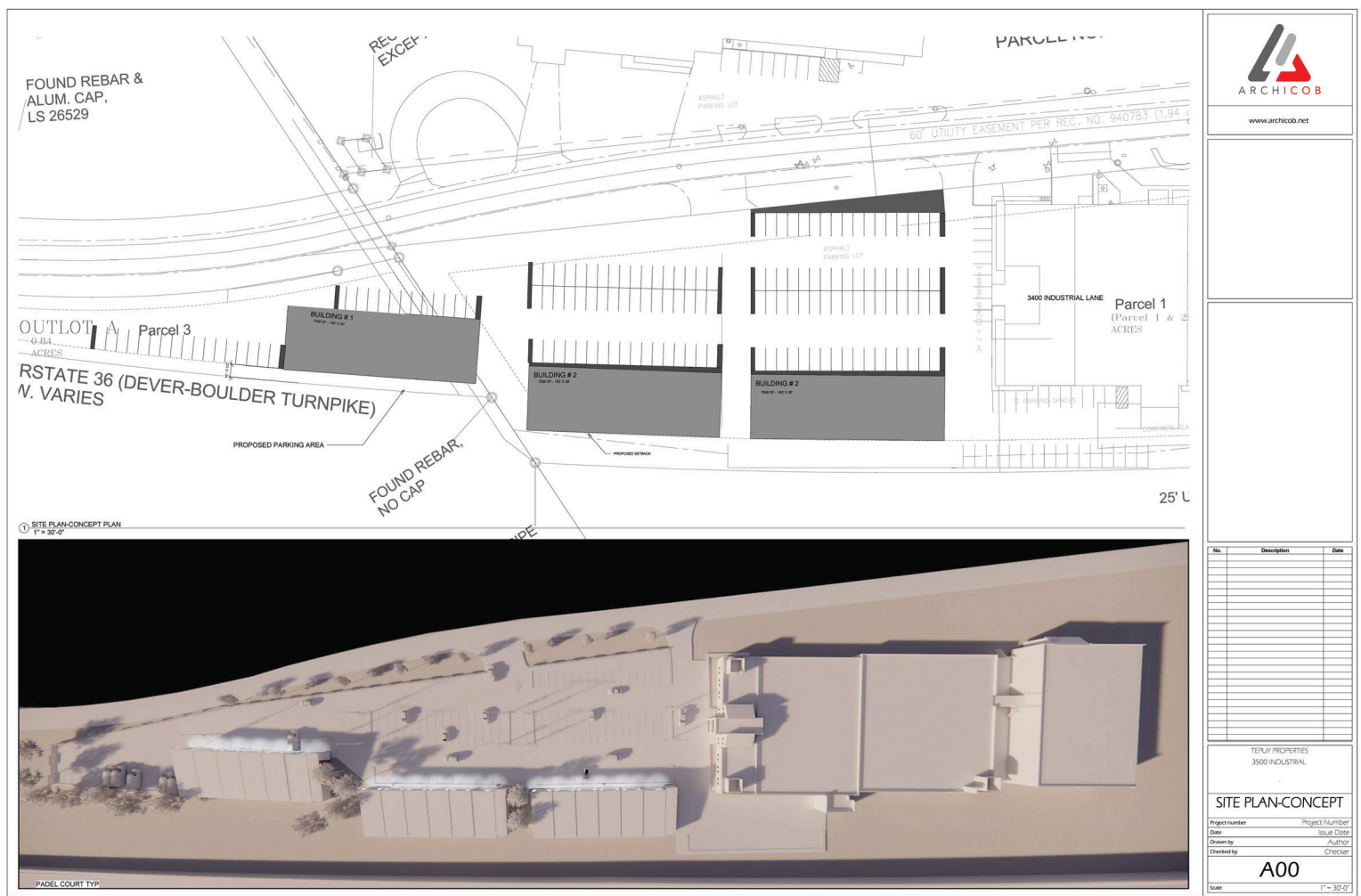
Dan Tremblay
720.564.6067
dtremblay@wkre.com
www.DanTremblay.com



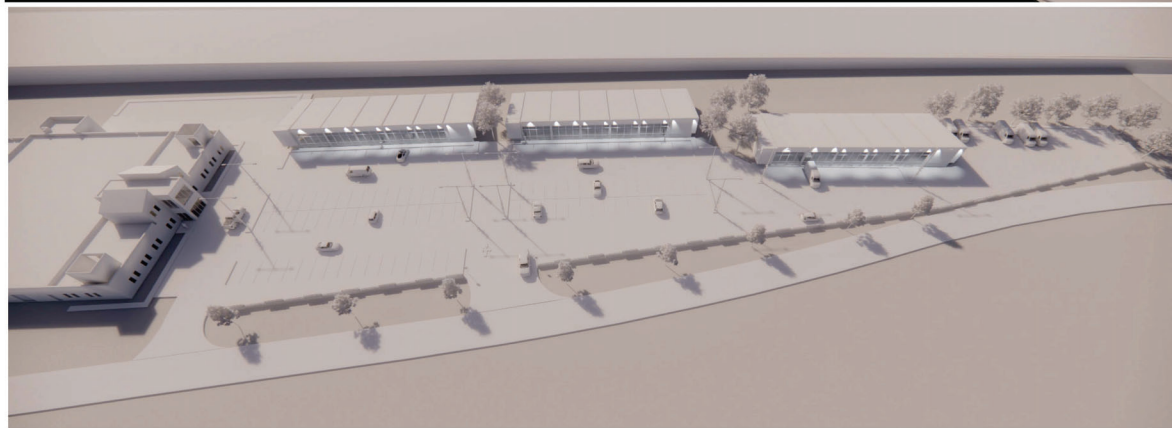
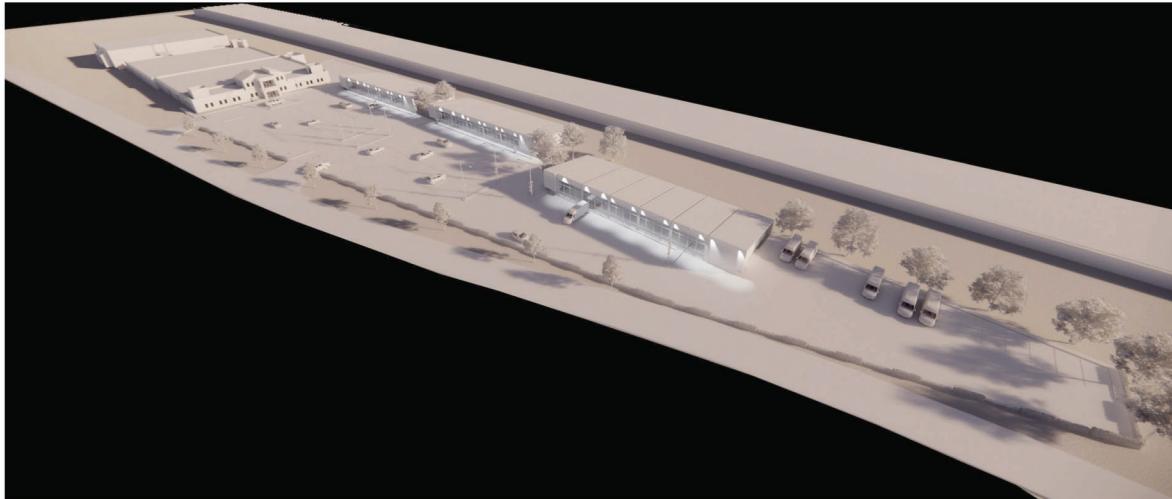
Jaime Pletcher
720.833.8174
jaime@gibbonswhite.com
www.GibbonsWhite.com

Architectural Renderings

Outstanding development opportunity on a vacant commercial parcel. Zoned for flexibility, allowing construction of up to three standalone buildings or one large 22,500 sq. ft. facility. Perfect for investors, owner-users, or developers seeking a high-visibility, high-traffic location.



Architectural Renderings



① **3D VIEWS**
1/8" = 1'-0"



www.archicob.net

[illegible]TEPUY PROPERTIES
3500 INDUSTRIAL

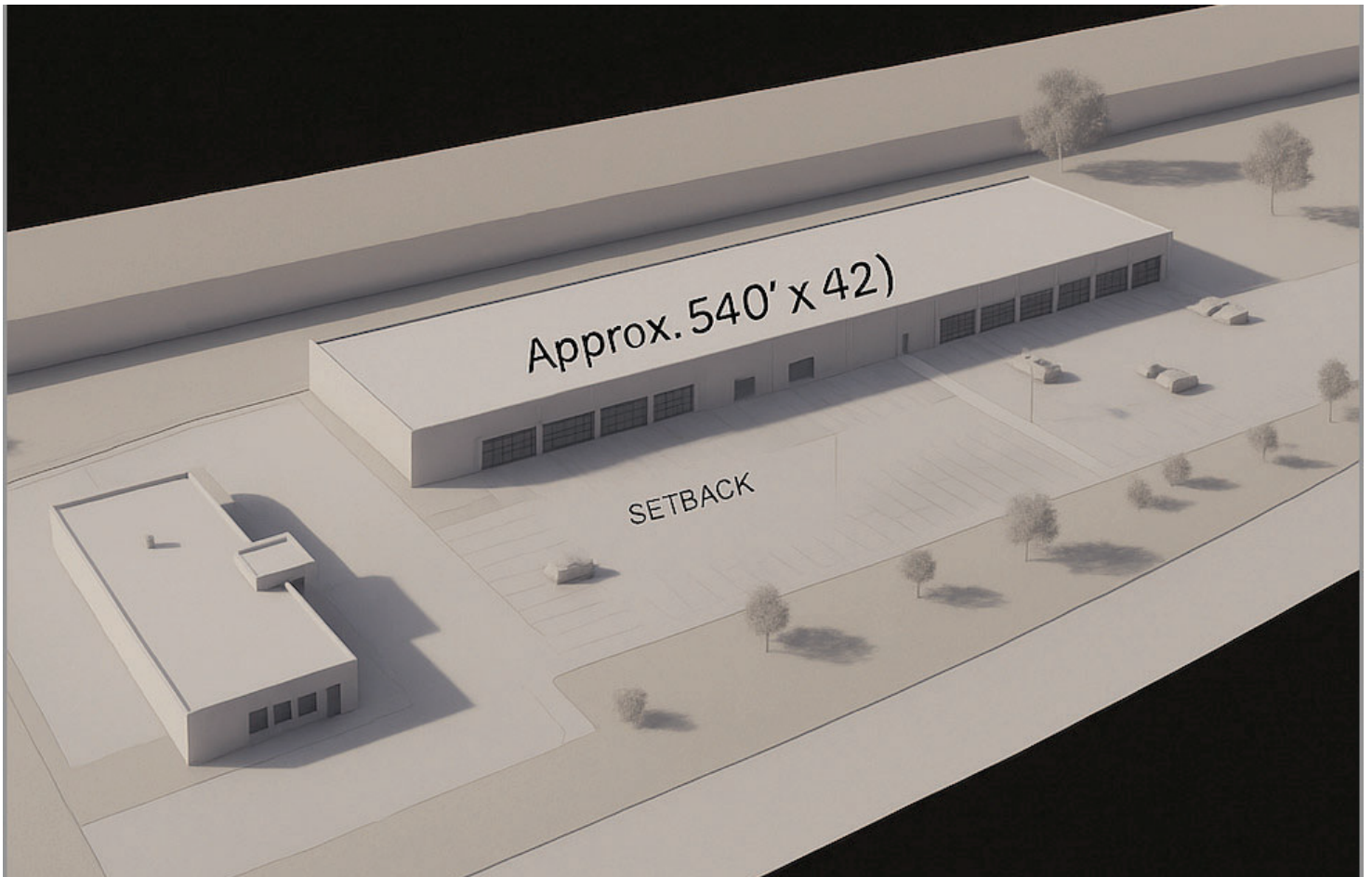
3D VIEWS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A01	
Scale	1/8" = 1'

A01

Scale	$1/8" = 1'$
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Architectural Rendering - Single Building

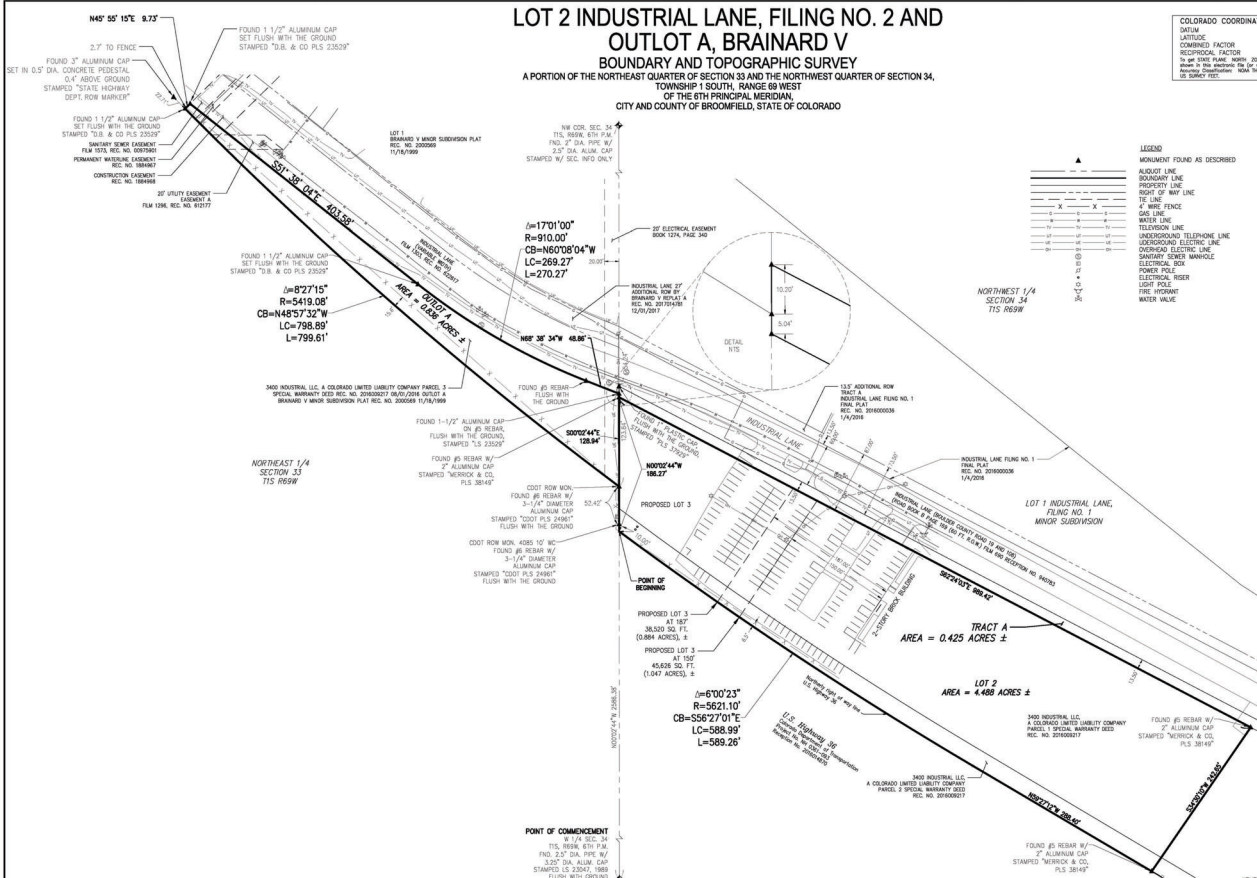


LOT 2 INDUSTRIAL LANE, FILING NO. 2 AND
OUTLOT A, BRAINARD V

BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF THE NORTHEAST QUARTER OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 11 SOUTH, RANGE 89 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

COLORADO COORDINATE SYSTEM, NAD83, NORTH ZONE
DATUM = NAD83
LATITUDE = 39°56'44.1153"
COMBINED FACTOR = 0.99971687
SCALING FACTOR = 1.00028311
To use STATE PLANE, NORTH ZONE coordinates, multiply the NAD83 STATE PLANE coordinates
shown on this document by the scaling factor shown above to obtain the NAD83 STATE PLANE
coordinates. (Note: The scaling factor shown above is for the entire state of Colorado.)

- LEGEND
MONUMENT FOUND AS DESCRIBED
- ALLOT LINE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - TELEPHONE LINE
 - WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - SAVARY SERIES MANHOLE
 - ELECTRIC BOX
 - POWER POLE
 - ELECTRIC ROVER
 - LIGHT POLE
 - TRE VISEMENT
 - WATER VALVE



1. SHOW PROPOSED LOT 2 ON SHEET 2	1/18/21	JSF	100'	100'
2. SPECIAL NOTES ON SHEET 1	1/18/21	JSF	100'	100'
3. PLANNING NOTES ON SHEET 2	1/18/21	JSF	100'	100'



MERRICK & COMPANY
BROOKLYN, NEW YORK
100115
100115
100115

MERRICK	DATE
OWNER	02/13/21
CLIENT	02/13/21
APPROVED	02/13/21
DATE	02/13/21

BOUNDARY SURVEY
CLIENT PROJECT NO.
MERRICK PROJECT NO.
SCALE: 1" = 80'

A PORTION OF THE NE 1/4 OF SEC. 33 AND THE NW 1/4 OF SEC. 34, T11S, R69W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD STATE OF COLORADO		
1	2	OF 3