

Details

Square Footage Approx 74,923 or 81,892 sq/ft

Acres 1.72 or 1.88 acres

Price \$18.00 / sq/ft

**1.72-1.88 - acre
Commercial Vacant
Parcel**

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.

FOR MORE INFORMATION CONTACT...



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United States Naval Academy Graduate Served as an Officer in the United States Marine Corps



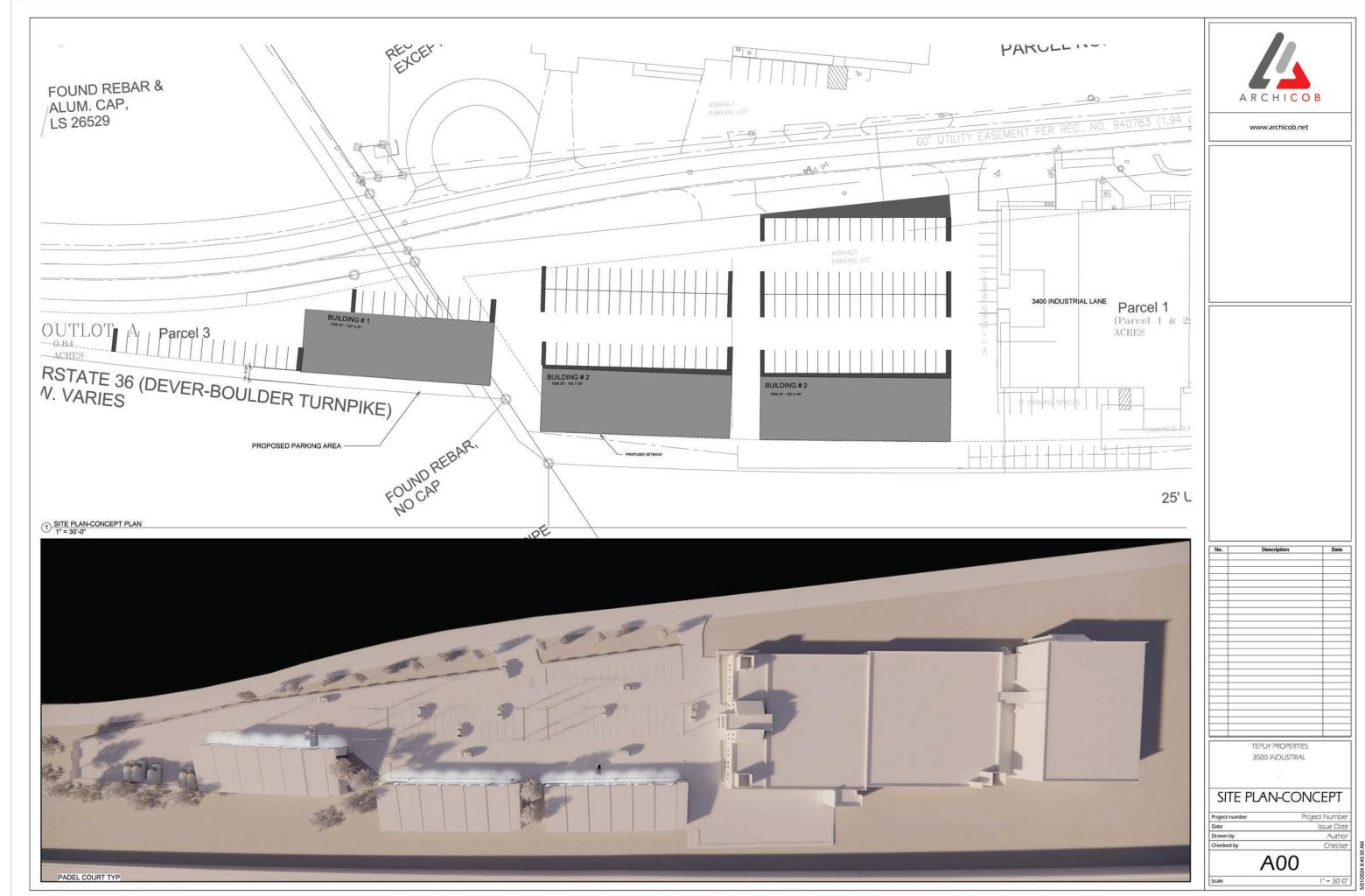
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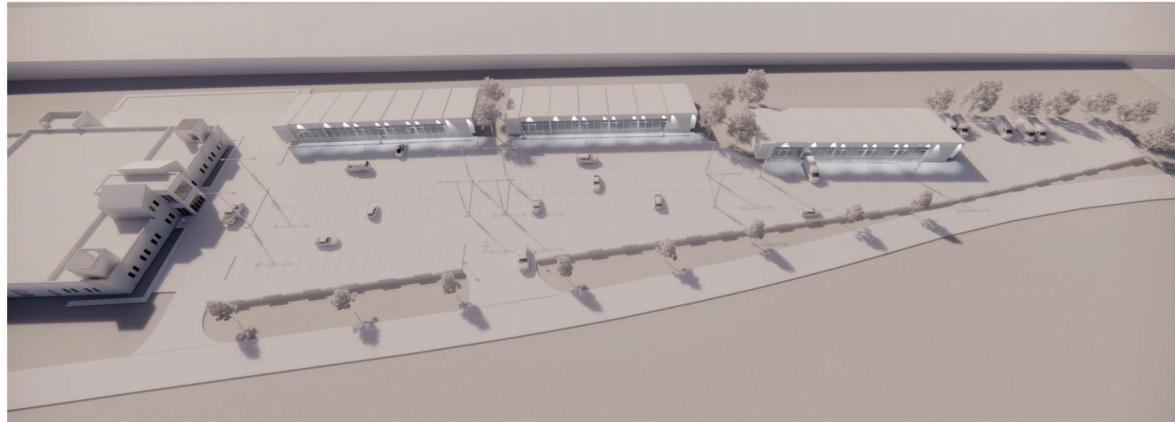
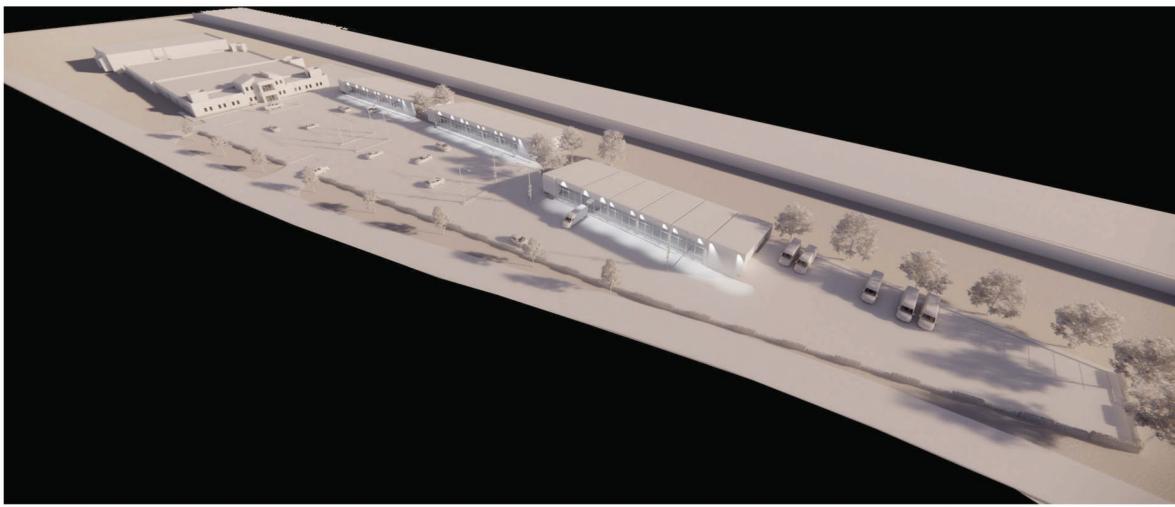
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Architectural Renderings

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"

TERPILY PROPERTIES
3500 INDUSTRIAL

3D VIEWS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

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Architectural Rendering - Single Building

