

11120 Broomfield Lane

Broomfield, Colorado 80021



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11120 Broomfield Lane

Broomfield, Colorado 80021

**PROPERTY
INFORMATION**

EXECUTIVE SUMMARY

11120 Broomfield Lane is strategically located within Broomfield's Dry Creek Business Park, offering a highly functional industrial facility with exceptional flexibility. Zoning allows for a wide range of uses, including light manufacturing, assembly, warehousing, research and development, and professional office. The building can easily be divided into up to four units, providing adaptability for multi-tenant occupancy. With adaptable space ready for customized build-out and a prime location along the Denver-Boulder corridor, the property offers an exceptional opportunity for a wide range of businesses to establish or expand their operations. Additionally, there is the option to acquire additional buildings within the Dry Creek Business Park.

\$4,030,000

PRICE

Industrial/Flex

LAND USE

18,284

BUILDING SF

\$220.41

PRICE/SF

2023

YEAR BUILT

PROPERTY OVERVIEW

PROPERTY/BUILDING INFORMATION

Property Address	11120 Broomfield Lane
Property Type	Industrial/Flex
Zoning	PUD-Broomfield
Year Built	2023
Building Size	18,284 SF
First Floor	12,962 SF
Mezzanine	5,322 SF
Clear Height	21.5'
Power	540 Amps, 208V, 3-Phase
Drive-In Doors	Can be installed
Sprinklers	Early Suppression Fast Response (ESFR) System

11120 Broomfield Lane



LOCATION DETAILS

LOCATION INFORMATION

City, State, Zip	Broomfield, Colorado 80021
Submarket	Denver-Boulder Corridor
Market	Denver Metro

AREA OVERVIEW

Nearest Airport	Rocky Mountain Metropolitan Airport
Nearest Fire Service	North Metro Fire Rescue Station 65
Nearest Police Service	Broomfield Police Department
Highways	US-36, US-287, CO-121, CO-128

11120 Broomfield Lane

PROPERTY HIGHLIGHTS



VERSATILE SPACE FOR MULTIPLE USES

The property supports a wide variety of uses, including light manufacturing, assembly, warehousing, research and development, professional office space, and more. With its flexible design, it offers users the ability to adapt the space to fit their specific business needs.



HIGH-POWERED ELECTRICAL CAPACITY

The building is equipped with 540 Amps, 208V, 3-Phase electrical service, ideal for power-intensive operations. This capacity accommodates a wide range of industrial applications, including manufacturing and research operations.



HIGH CEILINGS AND MEZZ SPACE

The building boasts a 21.5' clear height, offering ample vertical space for storage or manufacturing needs. Additionally, the substantial 5,322 SF mezzanine provides extra space for offices, storage, or other specialized functions.



READY FOR CUSTOMIZED BUILD-OUT

The space is ready for customized build-out, allowing tenants to design the layout to meet their exact specifications. This flexibility makes the property ideal for businesses looking to tailor their environment for unique operations or specialized equipment.



POTENTIAL FOR OVERHEAD DOORS

The property allows for the installation of overhead doors, offering additional flexibility for operations that require easy access for vehicles or machinery. This feature enhances the building's functionality for warehousing, distribution, or other industrial uses.

PHOTOS



11120 Broomfield Lane



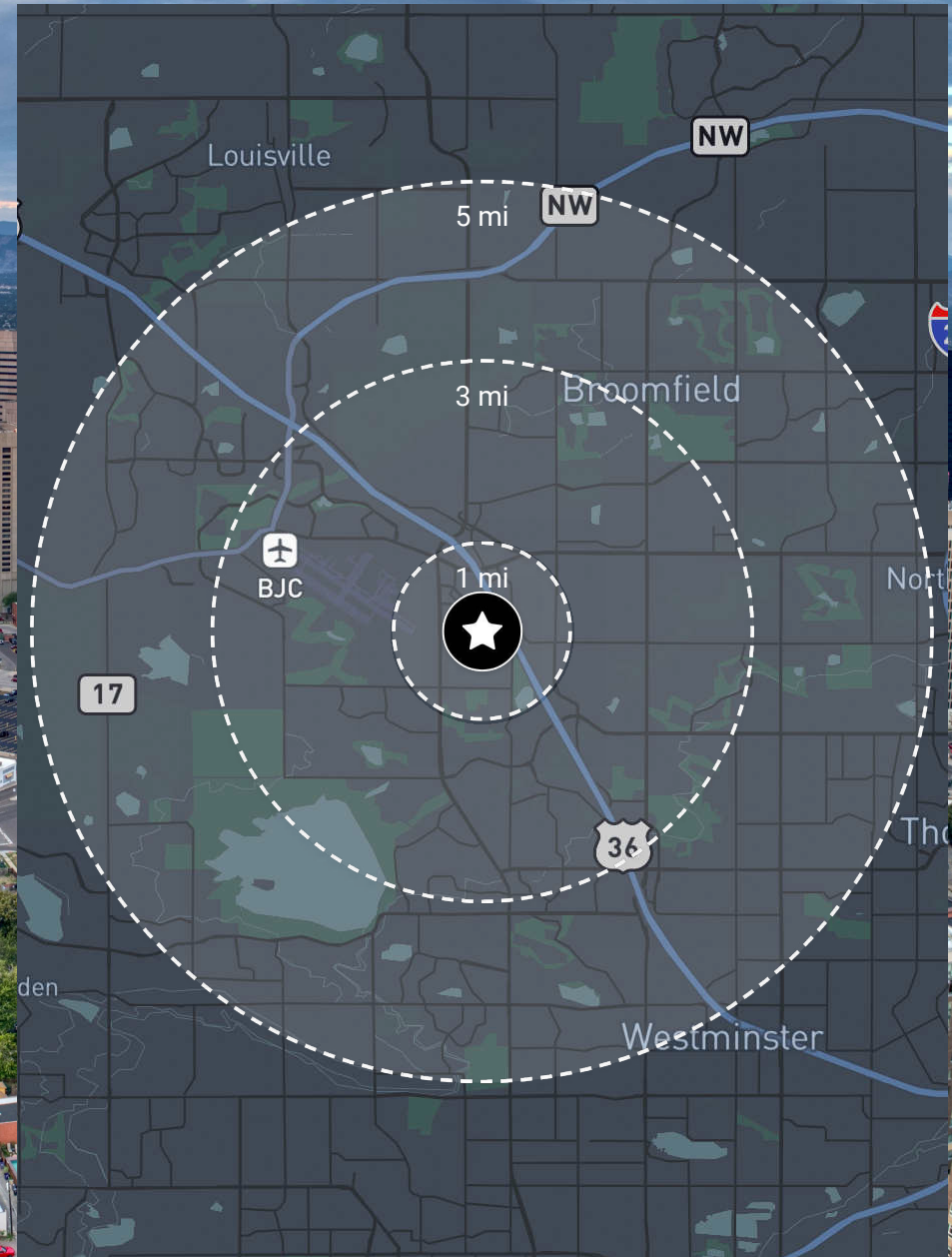
11120 Broomfield Lane
Broomfield, Colorado

**LOCATION
INFORMATION**

DEMOGRAPHICS

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
Current Total Population	22,000	185,000	390,000
Current Population Density	6,600/sq mi	5,950/sq mi	5,150/sq mi
Projected (5 years) Population	23,500	190,000	400,000
Projected (5 years) Population Density	6,950/sq mi	6,100/sq mi	5,250/sq mi
Current Households	8,100	60,500	120,000
Projected (5 years) Households	8,500	62,500	125,000
Current Median Household Income	\$85,000	\$95,000	\$100,000
Current Average Household Income	\$100,000	\$105,000	\$110,000
Projected (5 years) Median Household Income	\$88,000	\$90,000	\$95,000
Projected (5 years) Average Household Income	\$105,000	\$110,000	\$115,000
Median Home Value	\$520,000	\$565,000	\$600,000
Median Rent	\$2,000/month	\$2,200/month	\$2,400/month

11120 Broomfield Lane



LOCATION HIGHLIGHTS



EXCEPTIONAL REGIONAL CONNECTIVITY

Located just off US-36, with quick access to Wadsworth Parkway (CO-121), CO-128, and US-287, the property offers seamless connectivity to Denver and Boulder. This makes Dry Creek Business Park an ideal location for companies looking to tap into the Denver-Boulder market.



CLOSE TO LOCAL AIRPORT

The property's proximity to Rocky Mountain Metropolitan Airport makes it convenient for business travel and shipments. This added convenience is perfect for businesses that require fast access to air transportation.



NEAR MAJOR CORPORATE EMPLOYERS

The location is in close proximity to several major corporate employers in industries such as aerospace, technology, and healthcare. This cluster of businesses creates a thriving commercial environment and offers opportunities for collaboration and business growth.



PROXIMITY TO MAJOR HIGHWAYS

The property is 5 minutes from US-36, 7 minutes from US-287, and under 10 minutes from Rocky Mountain Metropolitan Airport. Its position near key highways ensures efficient transportation routes for logistics, commuting, and regional access.



ACCESS TO A HIGHLY EDUCATED LABOR POOL

The Dry Creek Business Park is surrounded by a highly educated workforce, with multiple universities and research institutions in the area. This access to a skilled labor pool supports businesses in industries like technology, manufacturing, and research.



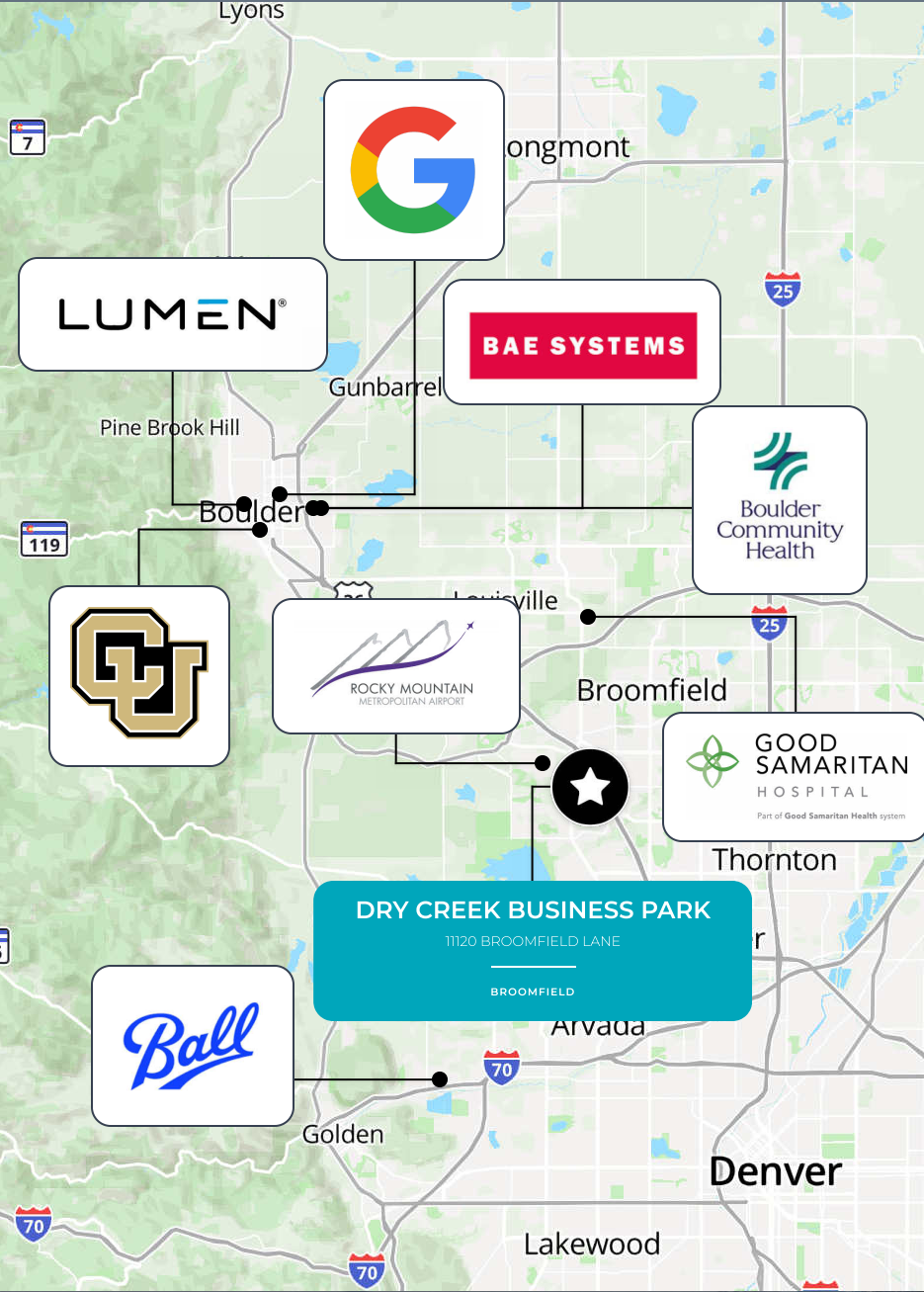
CLOSE TO RETAIL AND DINING AMENITIES

Located near Arista and FlatIron Crossing, the business park is surrounded by abundant retail and dining options. Employees and visitors can enjoy easy access to shopping centers, restaurants, and entertainment, contributing to a vibrant work-life environment.

AMENITIES MAP



MAJOR EMPLOYERS



The area surrounding 11120 Broomfield Lane in Broomfield, CO features a robust and diversified employment landscape anchored by prominent institutions in education, healthcare, aerospace, technology, and advanced manufacturing. Key employers include the University of Colorado Boulder, which supports a significant academic and research workforce; technology leaders such as Google Boulder and Lumen Technologies; and major healthcare providers, Boulder Community Health and Intermountain Health Good Samaritan Hospital, ensuring demand for a wide range of professional and support roles. Ball Metal Beverage Packaging and BAE Systems, Inc. contribute advanced manufacturing and aerospace jobs, sectors noted for supplying high-skill, stable employment and fostering economic resilience. The nearby Rocky Mountain Metropolitan Airport enhances regional connectivity, supporting both business and logistics activities. This concentration and diversity of major employers—across sectors less prone to cyclical volatility—underscore Broomfield's position as an economically resilient community with strong employment fundamentals and sustained demand for housing and commercial space.

Employer	Industry	Employees	Distance
University of Colorado Boulder	Education	12,180	13.6 mi
Rocky Mountain Metropolitan Airport	Transportation/Aviation	4,900	2.1 mi
Ball Corporation	Manufacturing/Aerospace	3,400	13.7 mi
Boulder Community Health	Healthcare	2,500	13.4 mi
Lumen Technologies	Telecommunications	2,000	14.7 mi
Good Samaritan Medical Center	Healthcare	1,500	5.7 mi
BAE Systems	Aerospace/ Defense	1,100	13.5 mi
Google	Technology	1,000	14.3 mi



Dry Creek Business Park
11120 Broomfield Lane, Broomfield, CO

RECENT SALES COMPARABLES

RECENT SALES COMPARABLES

Address	Sale Price	Building Size	Price/SF	Sale Date	Year Built	Clear Height
405 S Pierce Avenue, Louisville, Colorado	\$3,550,000	14,850	\$239.06	3/26/2025	1995	14'
1680 E 69th Avenue, Denver, Colorado	\$3,400,000	14,760	\$230.35	3/25/2025	1989	28'
465 S Pierce Avenue, Louisville, Colorado	\$3,200,000	14,200	\$225.35	1/8/2025	1999	14-22'
Total/Averages	\$10,150,000	43,810	\$231.68			
11130 Broomfield Lane, Broomfield, Colorado	\$4,030,000	18,284	\$220.41		2023	21.5'



405 South Pierce Avenue

Sale Price
\$3,550,000
Price/SF
\$239.06

Building Size
14,850
Clear Height
14'



465 South Pierce Avenue

Sale Price
\$3,200,000
Price/SF
\$225.35

Building Size
14,200
Clear Height
14-22'



11120 Broomfield Lane

Sale Price
\$4,030,000
Price/SF
\$220.41

Building Size
18,284
Clear Height
21.5'



1680 East 69th Avenue

Sale Price
\$3,400,000
Price/SF
\$230.35

Building Size
14,760
Clear Height
28'



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