



3400 Industrial Lane

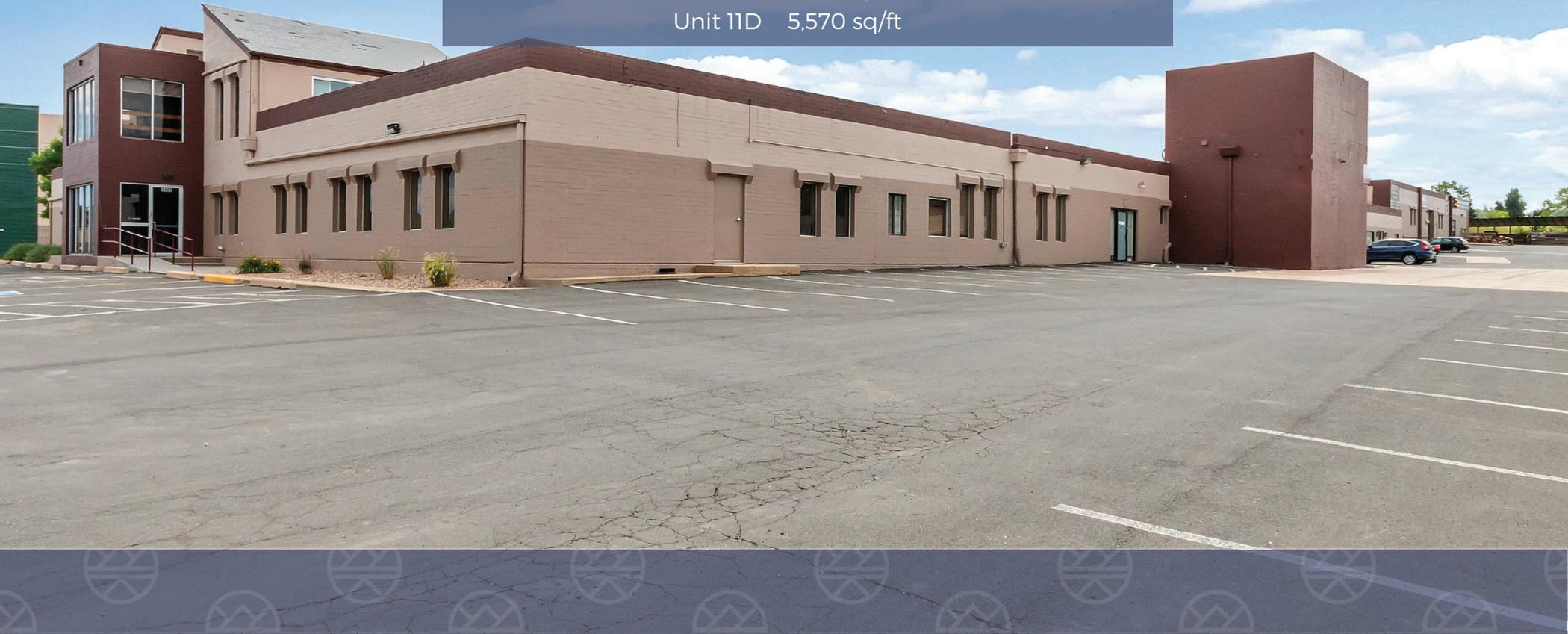
Broomfield, Colorado 80020

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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Industrial Lane

**2,495-SF
7A**

**Loading
Dock**

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

**5,570-SF
11D**

11B 1,773-SF

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.
- Unit 11D - Open warehouse with 3 office spaces, 10' roll up door, 11' clear height.
- 3,340 - 7,343 SF of contiguous space available featuring multiple grade-level loading doors.

Details

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

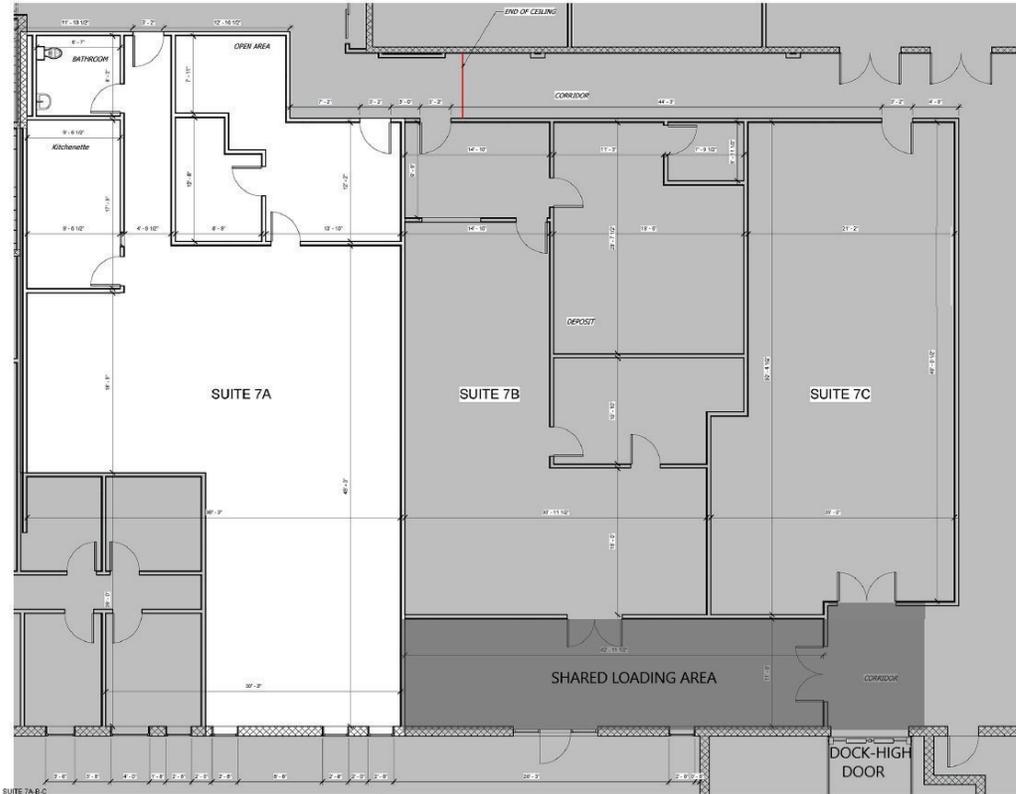


Lobby



Lobby

Floor Plan Unit 7A



Open Office



Reception/Waiting



Shared Dock Access



Floor Plan Unit 10B-10C



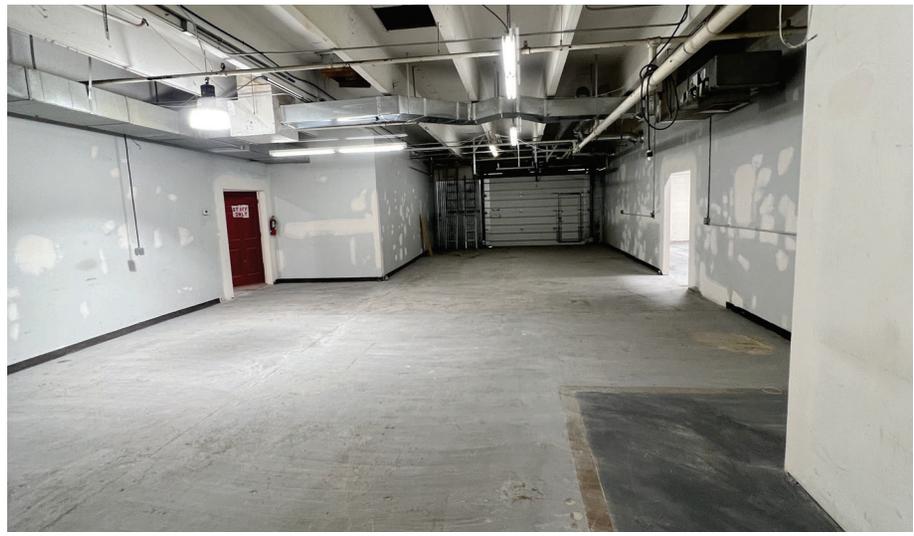
10B Warehouse



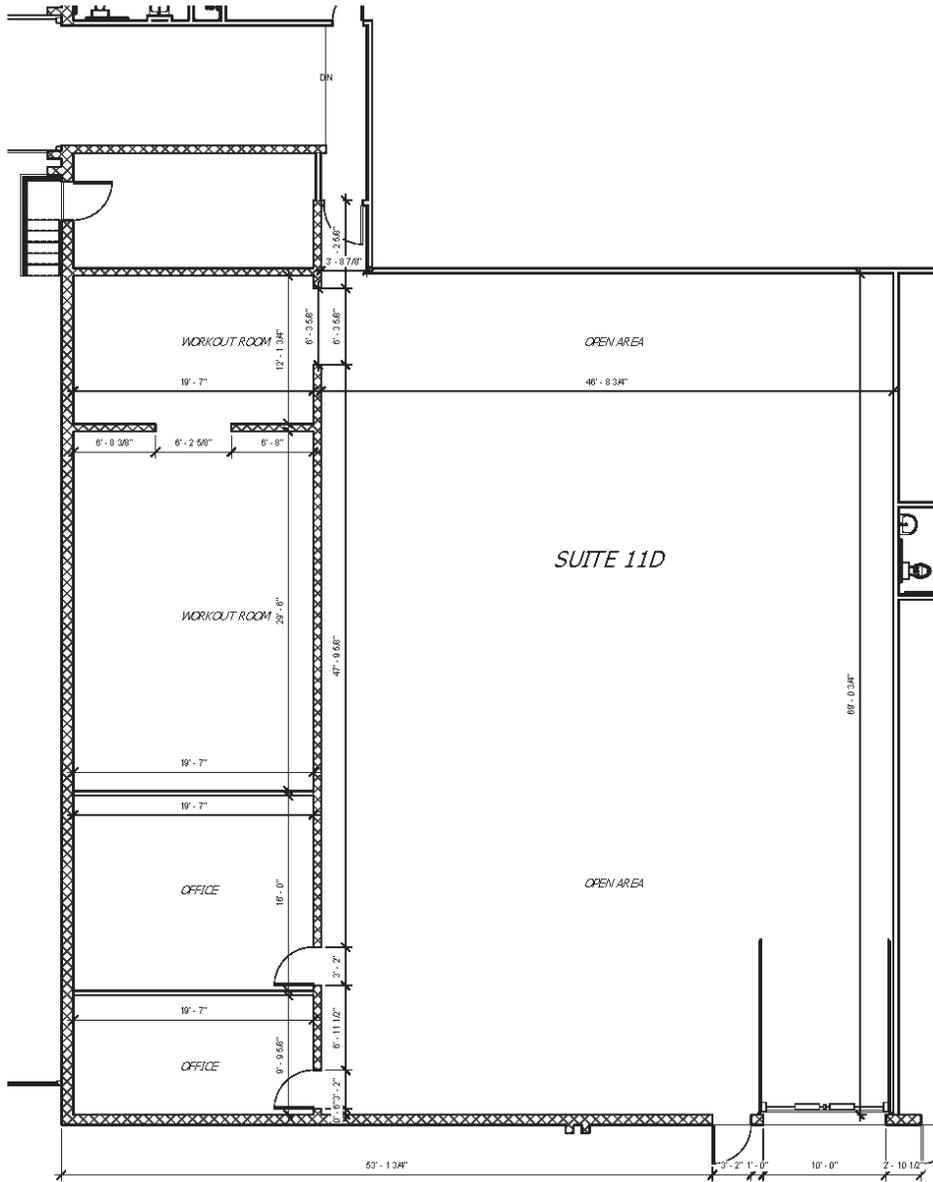
10C Warehouse



10 C Warehouse



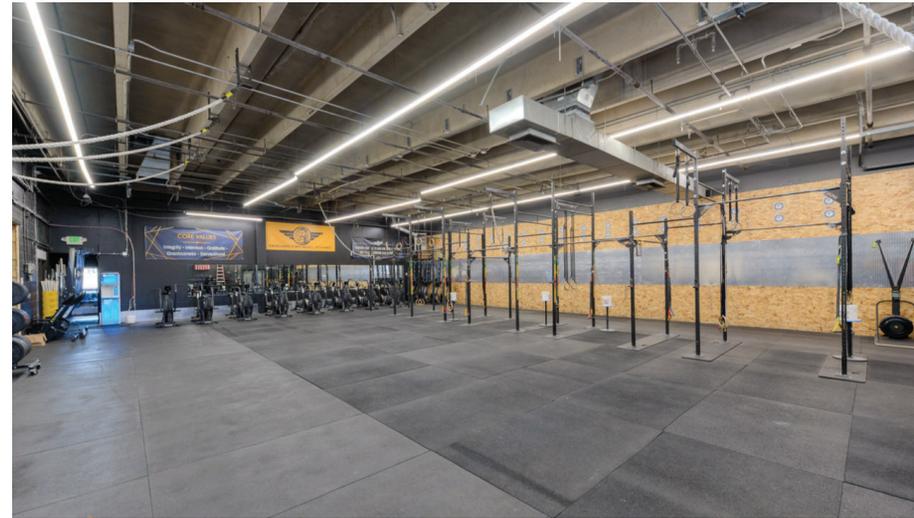
Floor Plan Unit 11D



Warehouse



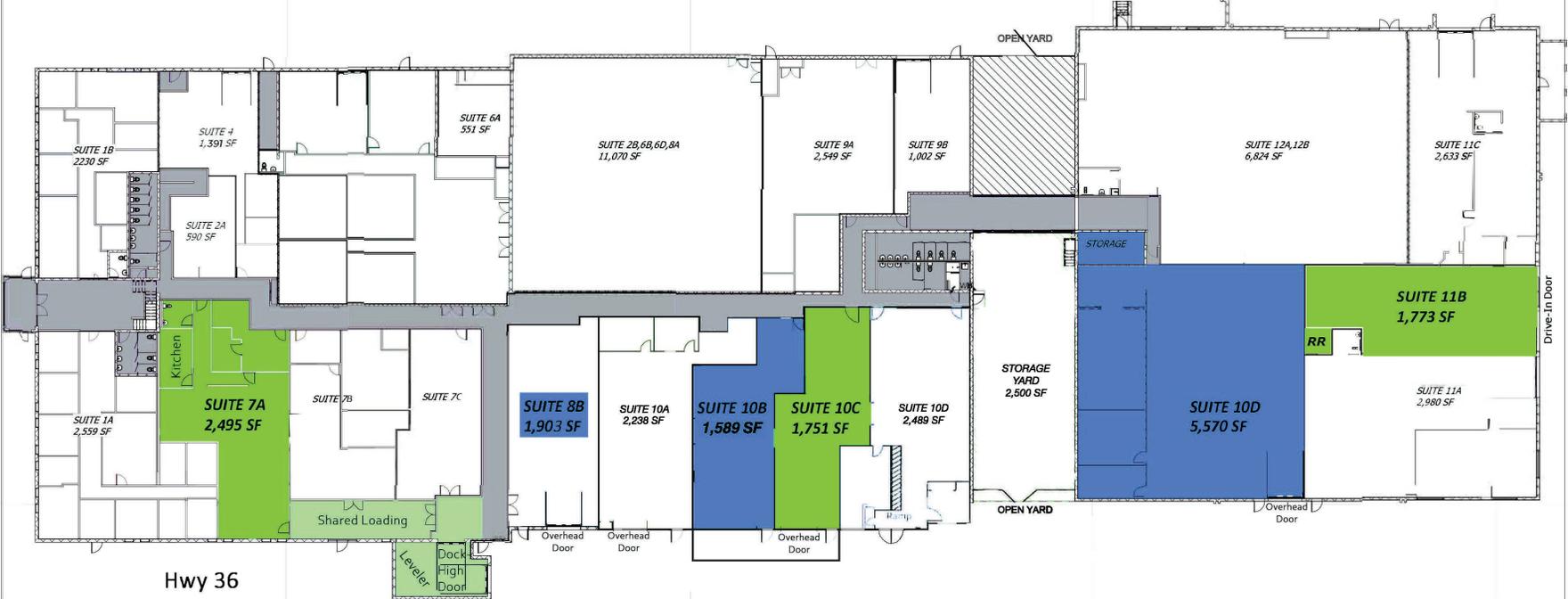
Warehouse



Office



Industrial Lane



Hwy 36