

# LAND FOR SALE

2360 Industrial Lane | Broomfield 80026

\$ 1,570,000.00



## Details

<b>Price</b>	\$1,570,000.00   \$18/SF
<b>Acreage</b>	Approximately 2 Acres
<b>SF</b>	Approximately 87,120
<b>Zoning</b>	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.

FOR MORE INFORMATION CONTACT...



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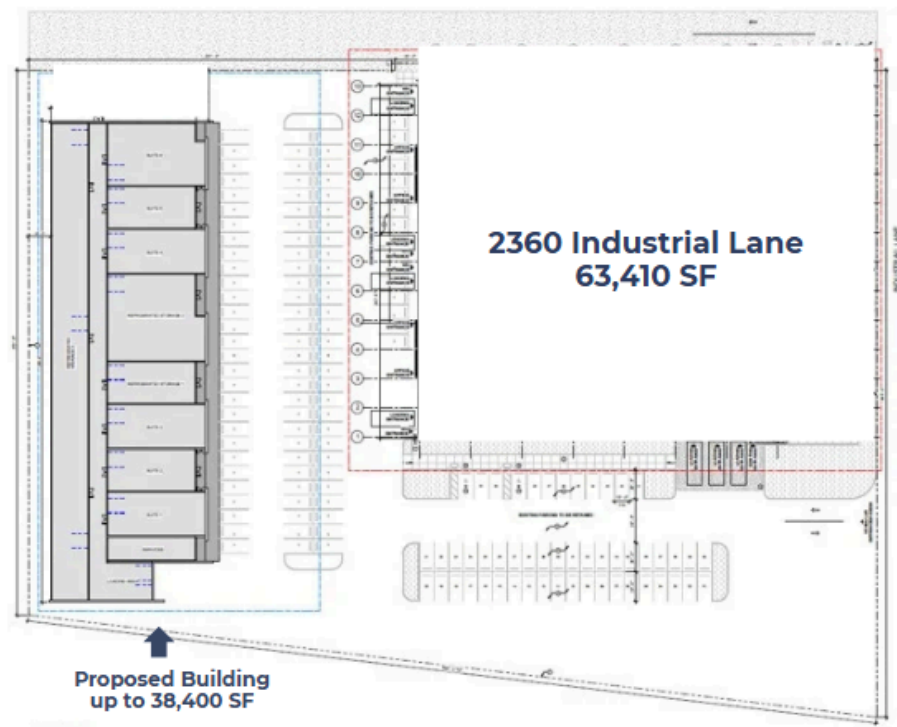
United States Naval Academy Graduate  
Served as an Officer in the United States Marine Corps



# CONCEPTUAL DESIGN

**2360 Industrial Lane** is a 63,410 square foot, fully leased flex building with an surplus of approximately 2 acres to the west, primed for development.

Design and engineering plans including a retention pond to serve the full site are complete. A conceptual building plan with initial city approval supports a building up to 38,400 SF.



## Broomfield Advantages:

- 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
- Business-Friendly city that 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.
- Highly Educated Talent Pool: Nearby universities (CU Boulder, CSU, DU) attract a highly educated & tech-savvy workforce.
- Home to major employers such as Oracle, Ball Corporation, Level 3 Communications (Lumen), and Vail Resorts headquarters.
- Mixed-Use Developments: Projects like Flatiron Crossing and the Broomfield Town Center offer retail, residential, and commercial spaces, creating attractive live-work-play environments.
- Support for Innovation: Broomfield supports incubators, coworking spaces, and public-private partnerships to foster innovation.

