



# 3400 Industrial Lane

Broomfield, Colorado 80020

Year 1 Introductory Rate \$9.50 sq/ft

Warehouse/Office/Retail/Yard for Lease  
15,449 sq/ft of Contiguous Space Available Immediately

Unit 7A	2,495 sq/ft
Unit 8B	1,903 sq/ft
Unit 10A-D	1,751-7,976 sq/ft
Unit 11B	1,773 sq/ft
Unit 11D	5,570 sq/ft
Yard	2,500 sq/ft



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**Industrial Lane**

**Hwy 36**

2,495-SF  
7A

Loading  
Dock

9,879-SF

8B

10A

10B

10C

10D

2,500-SF  
Yard

5,570-SF

11D

11B 1,773-SF



# Summary

- Operating expenses include Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal (\$9.50 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 8B - Open warehouse with full HVAC, drive-in door, and access to dock-high loading.
- Unit 10 A-D - 1,751-7,976 sq/ft. Warehouse/ flex spaces with full HVAC with drive-in doors. Can be combined with 8B for a total of 9,879 sq/ft.
- \*Note 10B may not be leased individually it must be combined with at least one adjacent unit.
- Unit 11B - Reception area, 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.
- Fenced yard / storage space - 2,500 sq/ft - perfect for a variety of commercial or industrial uses, including vehicle or equipment storage.
- Up to 15,449 SF of contiguous space available plus 2,500 sq/ft yard, featuring grade-level and dock-high loading. Note yard sq/ft not included in the 15,449.

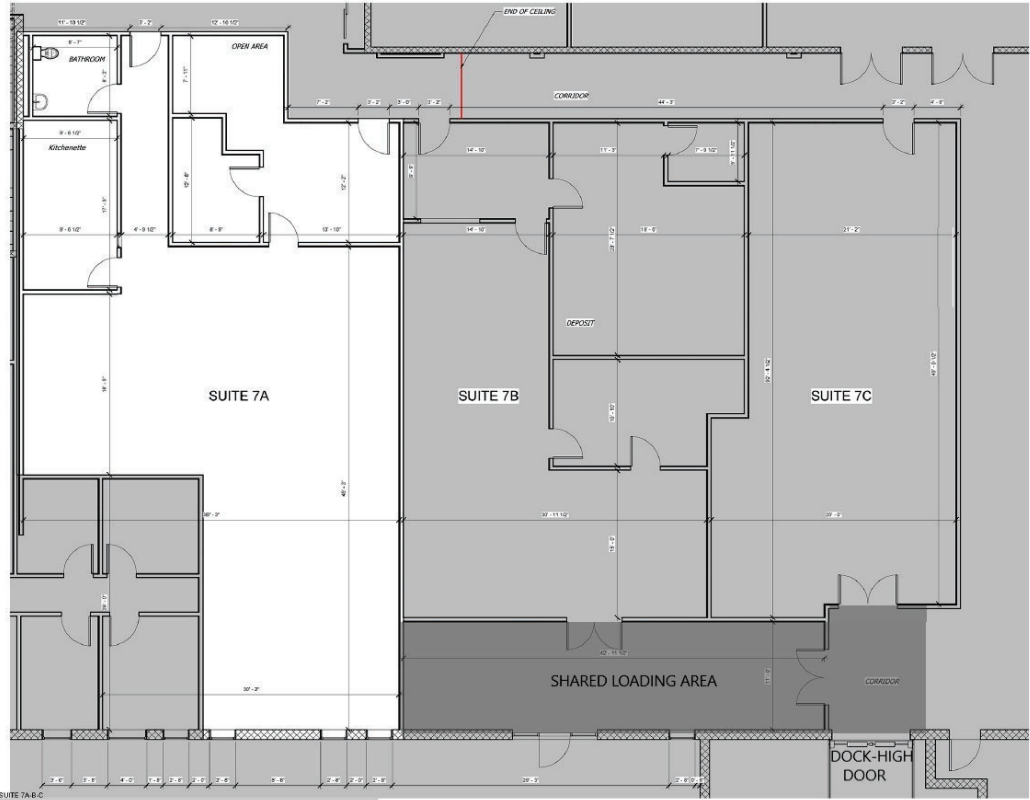
## Details

<b>Unit 7A</b> <b>Retail   Warehouse   Office</b>	Approx. 2,495 sq/ft	\$9.50   NNN
<b>Unit 8B   Warehouse</b>	Approx. 1,903 sq/ft	\$9.50   NNN
<b>Unit 10A-10D</b> <b>Retail   Warehouse</b>	Approx. 1,751-7,976 sq/ft	\$9.50   NNN
<b>Unit 11 B</b> <b>Retail   Warehouse</b>	Approx. 1,773 sq/ft	\$9.50   NNN
<b>Unit 11D</b> <b>Retail   Warehouse</b>	Approx. 5,570 sq/ft	\$9.50   NNN
<b>Yard</b>	Approx 2,500 sq/ft	\$1,125   month
<b>Unit 8B, 10A-10D, 11D, Yard, Storage</b>	Approx 15,449 sq/ft	\$9.50   NNN





# Floor Plan Unit 7A



Open Office



Reception/Waiting

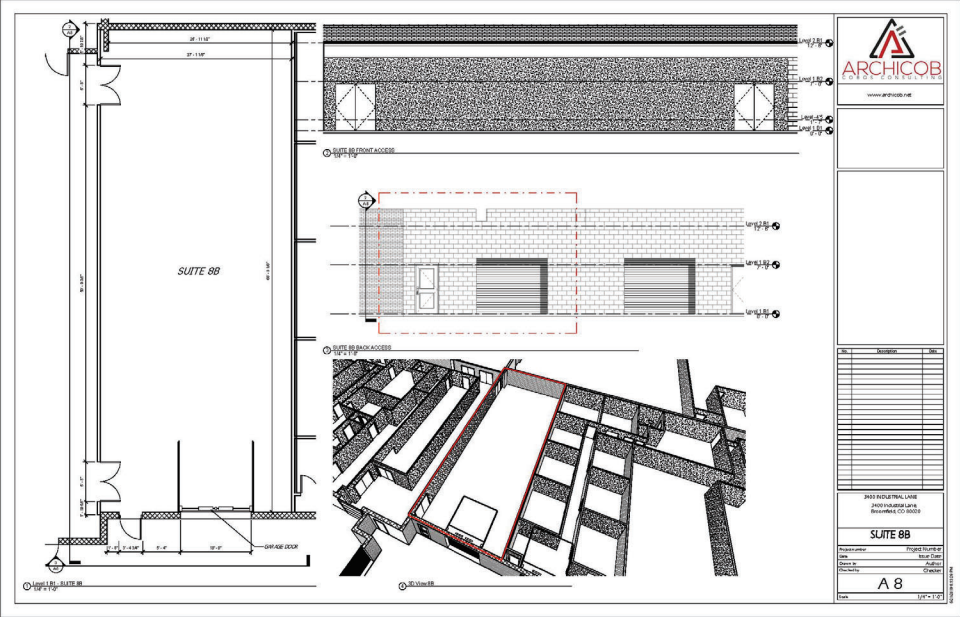


Shared Dock Access





# Floor Plan Unit 8B, 10A-10D



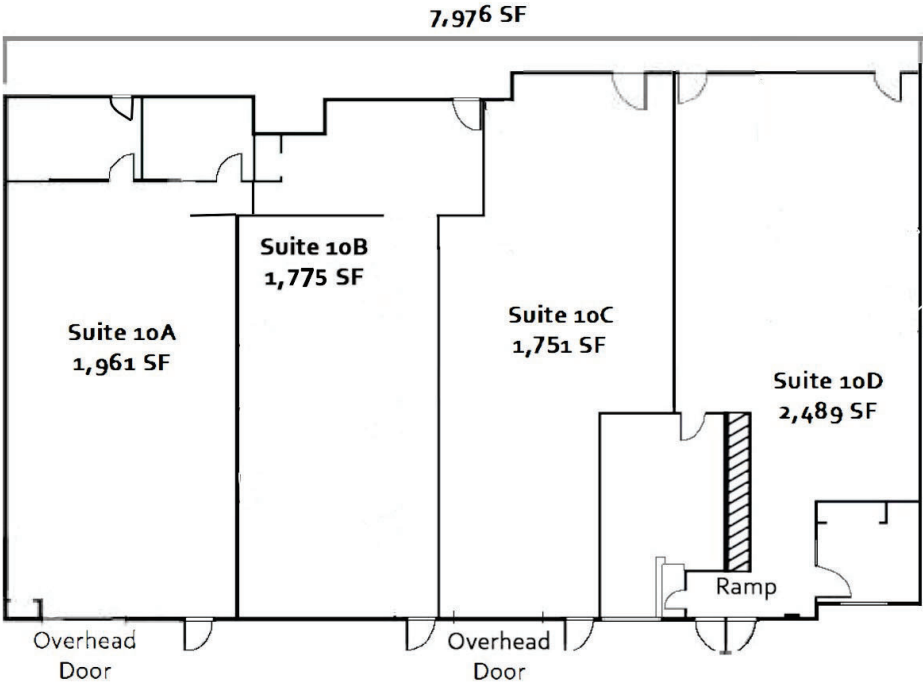
8 B Warehouse



Entry Ramp

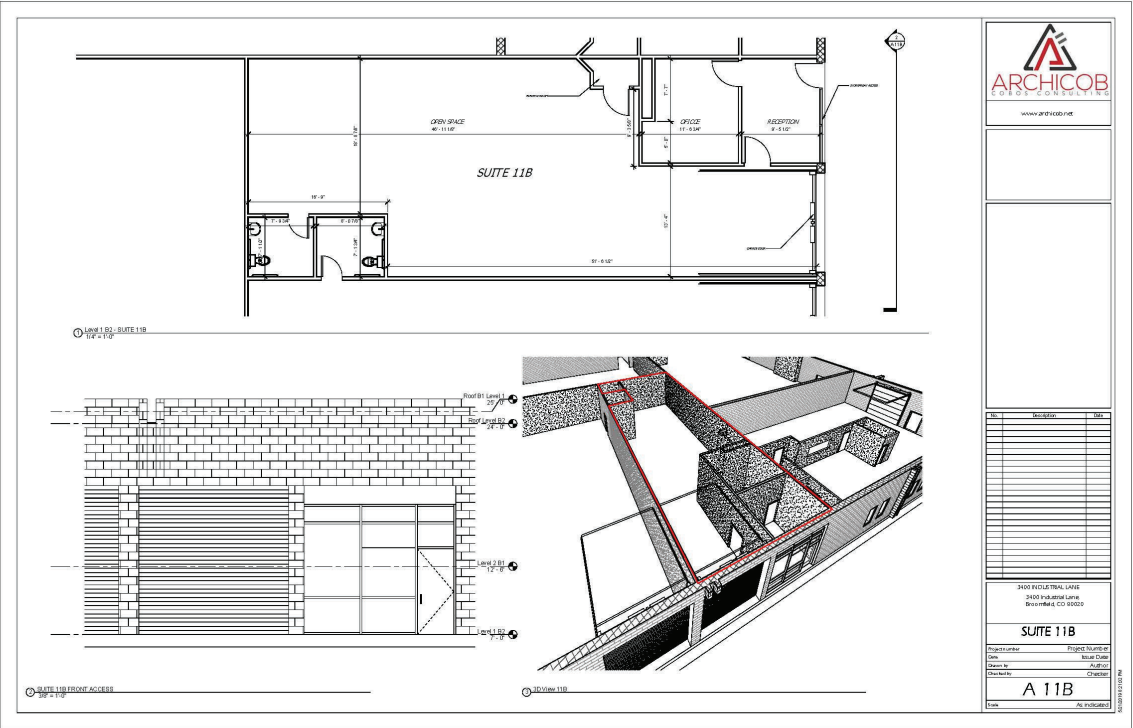


Outdoor Storage





Floorplan Unit 11B



exterior



reception/office

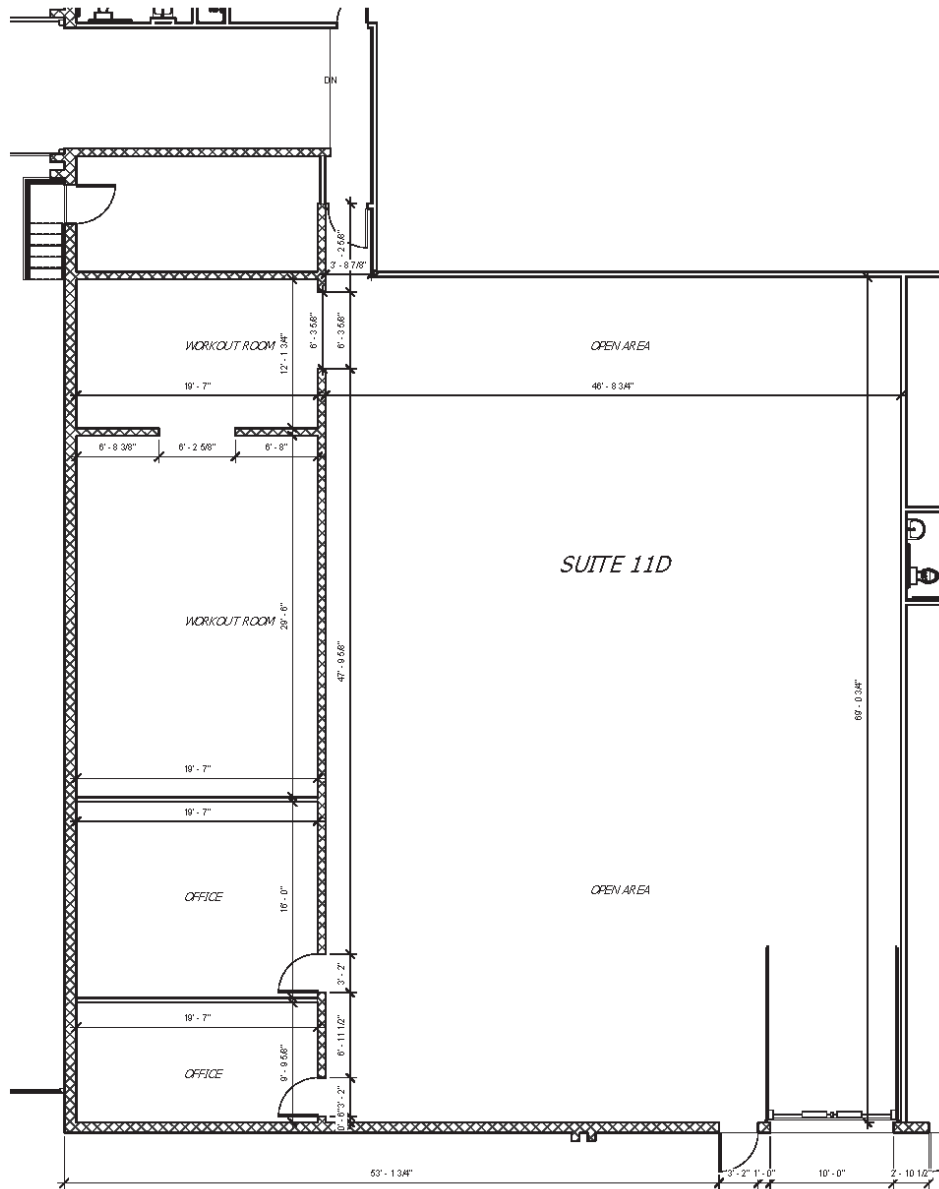


warehouse





# Floor Plan Unit 11D



Warehouse



Warehouse



Office





