

**This prime Broomfield industrial/flex space is ideally located with easy access to Highway 36, Highway 287, Wadsworth Parkway (CO121), and Northwest Parkway.**



## **FOR LEASE**

### **Industrial/Flex Warehouse Suite**

**11640 Teller Street , SUITE D  
Broomfield, CO 80020**

### **Available:**

**±3,735 SF**

### **Lease Rate:**

**\$17.00/SF NNN**

**Generous Tenant Improvement  
Allowance Available**

## **FEATURING:**

**MOVE-IN READY**

Newer Construction (2020)

19' - 23'-6" Clear Heights in Warehouse

12' Clear Heights in Mezzanine

Large 12' x 14' overhead door

Signage Available

Mezzanine

Washer/Dryer Hookups

Private Bathrooms (3) with Shower

HVAC Throughout

208/120V—3 Phase Power

Local Ownership

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For More Information  
Contact Us:

**Elissa Wones**  
**[EWones@TextureAssets.com](mailto:EWones@TextureAssets.com)**  
**303-981-6762**

# FOR LEASE

## PREMIER BROOMFIELD INDUSTRIAL/FLEX SUITE



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For More Information  
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