7000 NORTH BROADWAY, DENVER, COLORADO 80221 SUITE 108 | 7,091 SF



AVAILABLE NOW



INDUSTRIAL SPACE AT BROADWAY BUSINESS CENTER FOR LEASE

Situated at the northeast corner of 70th and N. Broadway, the property offers high visibility and great access to major highways US-36, I-25, I-76 and I-270.



PROPERTY FEATURES

- Superior access and high visibility at the confluence of I-25, I-76 and US 36
- Functional floor plans and design
- Fully sprinklered
- Zoning: LI Light Industrial
- Construction Type: Steel frame with concrete block tilt
- Year Built: 1979

- Clear Height: 12'
- High speed Internet access available
- Ample parking
- Parking Ratio: 3 per 1,000
- NNN Expenses (2022): \$6.15/SF (estimated)
- FOR MORE INFORMATION CALL: 720.730.7008

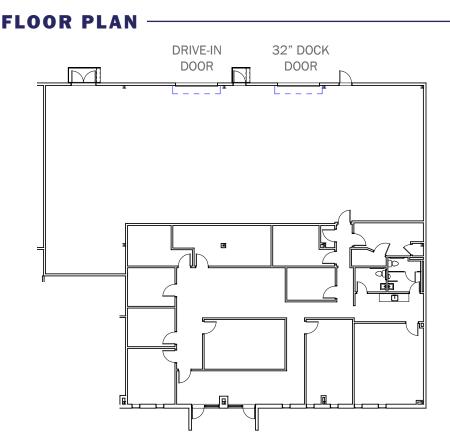


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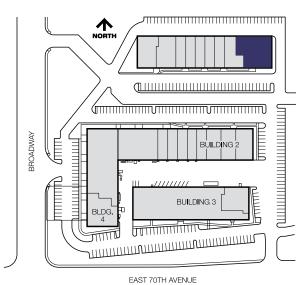
SUITE FEATURES

- Office Space: 3,469 SF
- Warehouse Space: 3,622 SF
- Loading: 1 Drive-in door (8' X 10') 1 Dock door (8' X 10')
- Power: 400 Amps, 120/208v, 3 phase (to be verified)
- Clear Height: 12'
- Great access to major highways US-36, I-25, I-76 and I-270
- Available: January 1, 2022
- Lease rates and terms are negotiable.

FOR MORE INFORMATION CALL: 720.730.7008



SITE PLAN



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