



3400 Industrial Lane

Broomfield, Colorado 80020

\$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 1,660-7,976 sq/ft

Unit 11D 5,570 sq/ft

Yard 2,500 sq/ft



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Summary

- \$9.50 NNN. Includes: Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal.
- Introductory rate with 3 year minimum lease term.
- Zoned industrial. Uses include office/ retail/ warehouse/ manufacturing / gym or other similar.
- 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
- ,10A-D -Warehouse/ flex spaces with full HVAC divisible from 1,660 SF with drive-in doors. This space offers 9,879 sq/ft of contiguous space.
- Unit 11D – Open warehouse with 3 office spaces, 10' roll up door, 11' clear height.
- Yard space available for immediate lease and is 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

Unit 7A Retail Warehouse Office	Approx. 2,495 sq/ft	\$9.50 NNN
Unit 8B	Approx. 1,903 sq/ft	\$9.50 NNN
Unit 10A-10D	Approx. 1,660-7,976 sq/ft	\$9.50 NNN
Unit 11D Retail Warehouse	Approx. 5,570 sq/ft	\$9.50 NNN
Yard	Approx 2,500 sq/ft	\$1,125 / month



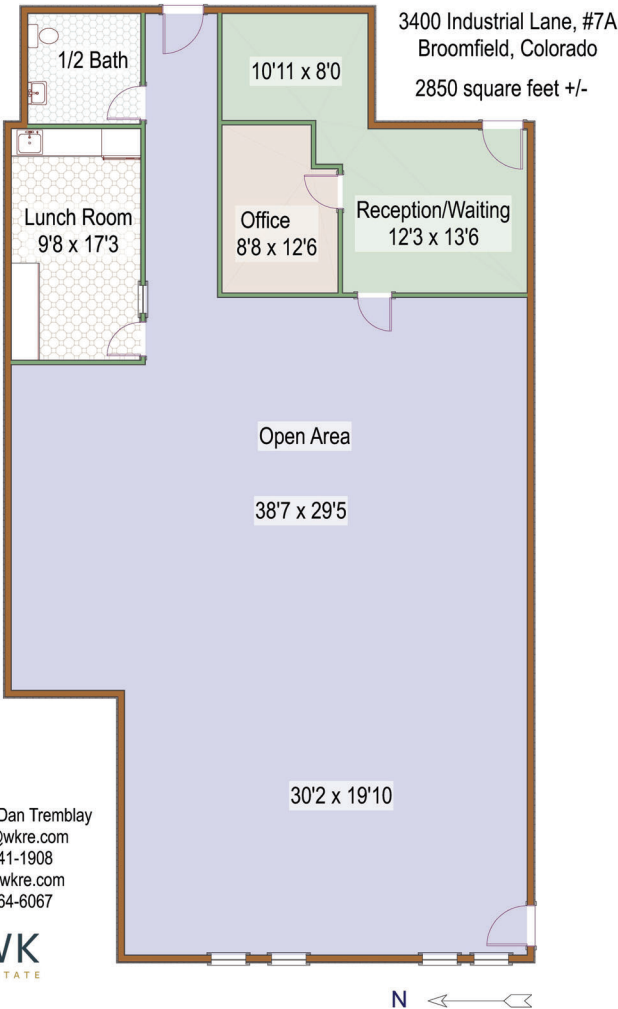
Lobby



Lobby



Floor Plan Unit 7A



Measurements are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only. Floor plan is not an architectural as-built. Square footage was provided by others.

Floor Plans prepared by Overhead Views, (303) 886-9578, esw@overheadviews.com

Open Office



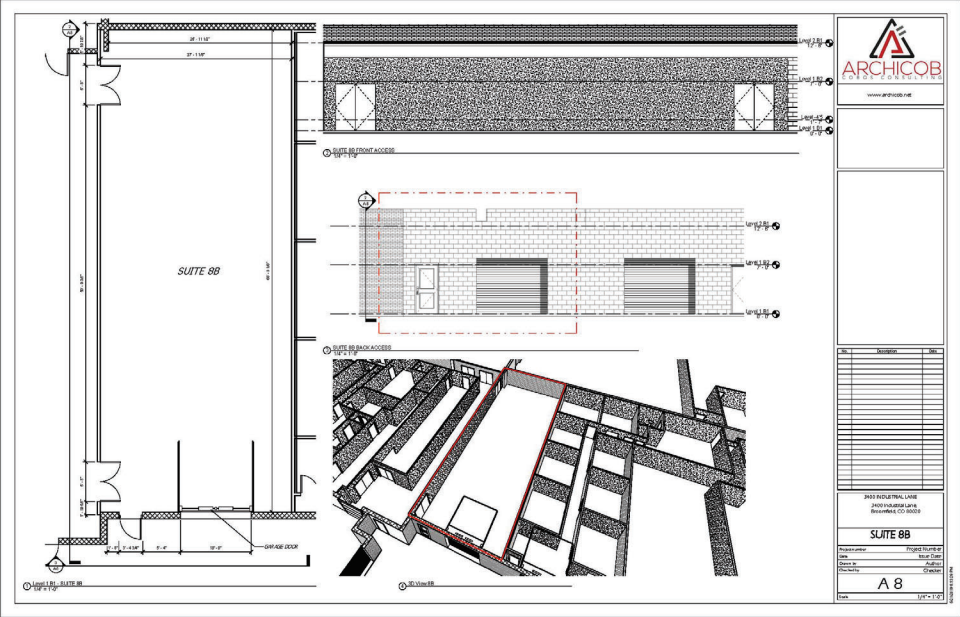
Reception/Waiting



Loading Dock Door



Floor Plan Unit 8B, 10A-10D



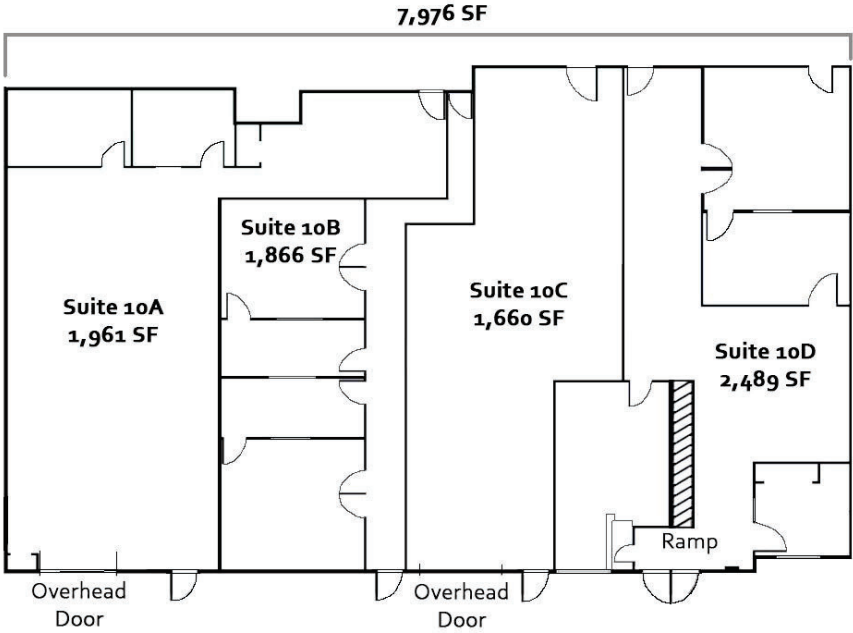
Warehouse



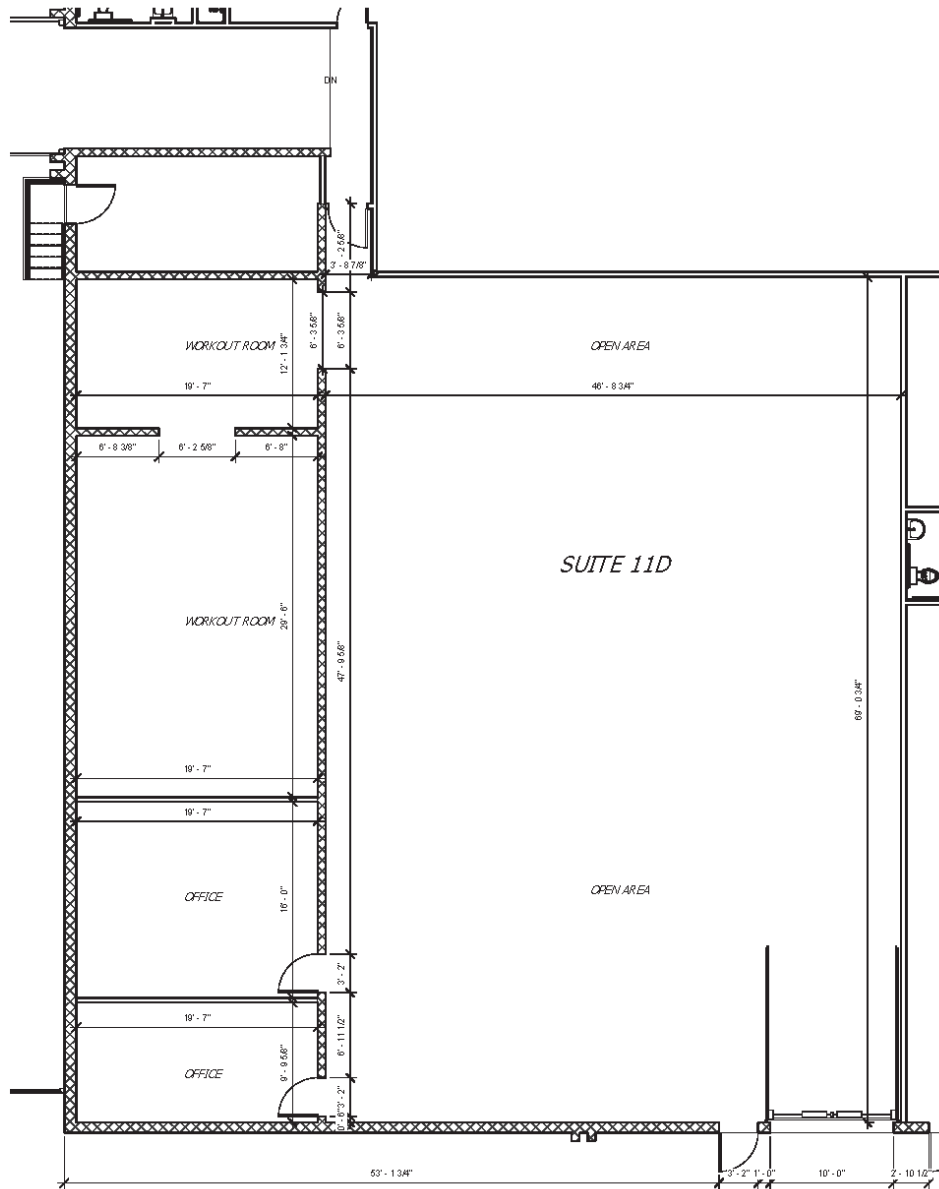
Warehouse



Warehouse



Floor Plan Unit 11D



Warehouse



Warehouse



Office



Industrial Lane



Hwy 36