

Last Unit Available!

2360 Industrial Lane

Broomfield, Colorado 80020

10,411 sq/ft

For Lease

\$15.95 sq/ft

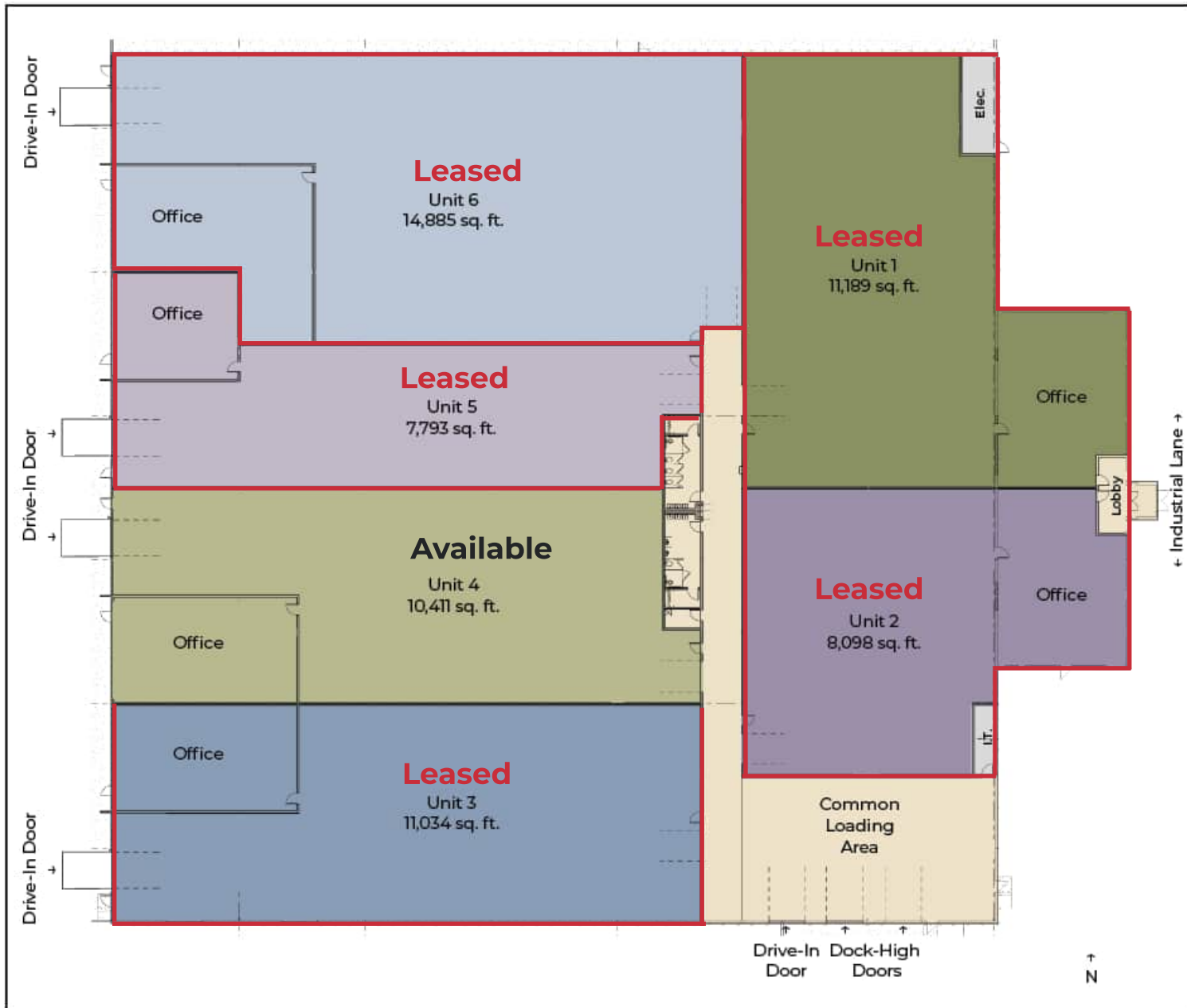


Summary

- Excellent location at the interchange of US 36 and Highway 287.
- Zoned I-1. Allowable uses include: Indoor entertainment/recreation, restaurant/brewery, retail sales and service; outdoor storage and vehicle parking, warehouse distribution.
- Unit 4 feature glass storefront entry, 10 x 14 drive-in door, conditioned office area, warehouse heaters and swamp cooler, and sub-metered electrical.
- Building features ESFR fire sprinklers, 2-inch waterline, and heavy power
- All units have access to common restrooms with showers, and loading area with two 10 x 14 dock-high doors and a ramped drive-in
- New R-37 rubber membrane roof, R-27 insulation in the west facing metal walls.
- Remodeled to exceed standard building code using added insulation for the upmost energy efficiency.
- NNN is currently estimated at \$5.90 /sq/ft. Electric, gas and water are billed back on a monthly basis and not included in the NNN.
- *There are no historical operating expenses available. This is subject to change depending on usage.

Details				
Bldg Sq/Ft	63,085 sq/ft			
Site	5.5 Acres			
Clear Height	16 feet			
Amps / Volts	2000 Amps 227 / 480 Volts			
Water	2 inch line			
Dock Doors	3			
Drive in doors	5			
	Office Sq/Ft	Warehouse & Common Area Sq/Ft	Total Sq/Ft	
Suite 1*	1,682.9	9,506.9	11,189	Leased
Suite 2*	1,679.3	6,418.8	8,098	Leased
Suite 3*	1,525.8	9,508.6	11,034.4	Leased
Suite 4	1,520	8,891.6	10,411.6	Available
Suite 5*	1,036.8	6,756.7	7,793.5	Leased
Suite 6*	2,070.3	12,815.0	14,885.3	Leased

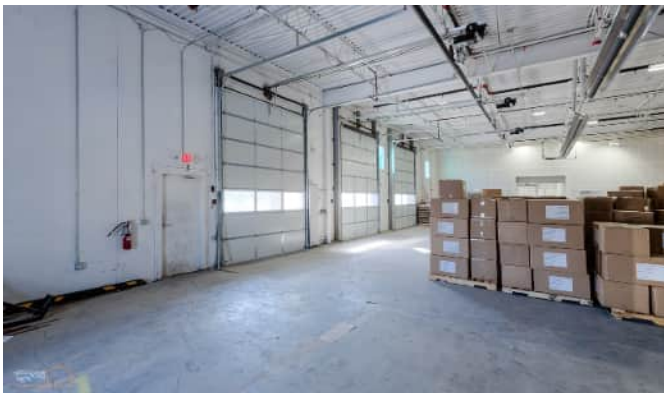
Floor Plan



Photos



Photos



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Eric Rutherford MBA, CCIM, GREEN
303.541.1908

erutherford@wkre.com
www.ericrutherford.com

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

Dan Tremblay
720.564.6067

dtremblay@wkre.com
www.dantremblay.wkre.com



Jaime Pletcher
720.833.8174

jaime@gibbonswhite.com
www.gibbonswhite.com