

2360 Industrial Lane
Broomfield, Colorado

Fully Leased | Investment Opportunity
Price \$17,500,000.00

63,410 SF. Building
Plus 2 Acre Development Site



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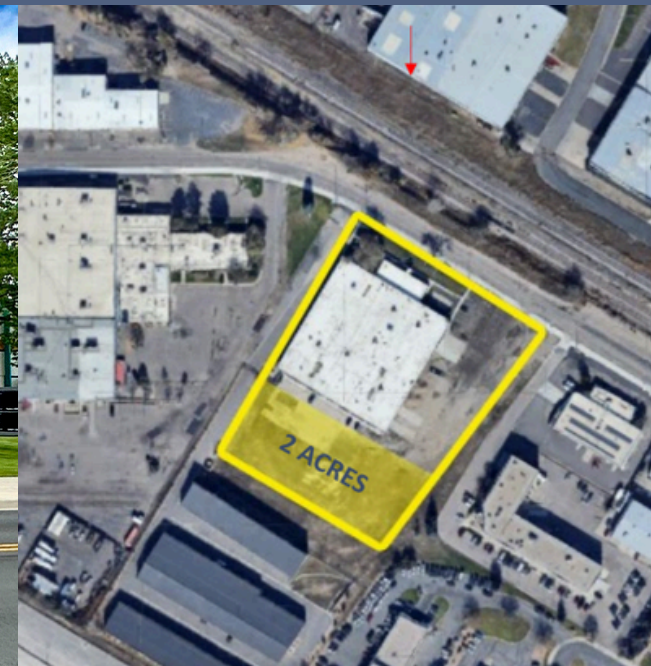
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PROPERTY INFORMATION

SALE PRICE \$17,500,000

Building RSF: 63,410	\$ 15,930,000.00 (\$251/SF)
Land to Develop: 2 Acres	\$ 1,570,000.00 (\$18/SF)
In-Place NOI as of 7/1/25:	\$ 1,063,573.15
12-Month Forward NOI:	\$ 1,080,898.70
Capitalization Rate:	6.75%



Details

Site	5.5 Acres (2 acre surplus to the west of the building for development)
Sales Price	\$15,930,000.00 \$251 sq ft
2 Acres Vacant Land	\$1,570,000.00 \$18 sq ft
Building Price on 5.5 Acres	\$17,500,000.00
Bldg Sq/Ft	63,410 Sq/Ft
Bldg Cap Rate	6.75%
In Place NOI	\$1,063,573.15 (as of 7/1/2025)
Building Clear Height	16 Feet
Power	2000 Amps 227/480 Volts
Water	2 inch line
Dock Doors	3 - 10'x14' - 1 with a 30,000 lb. ramp
Drive in Doors	4
Zoning	I-1 Uses include but not limited to: manufacturing, warehouse, plumbing, electrical, carpenter shop, manufacture or bulk storage of oil, gas, petroleum, mini storage, cement, concrete manufacturing, dairy processing and distribution or other similar.



Extensive Renovation

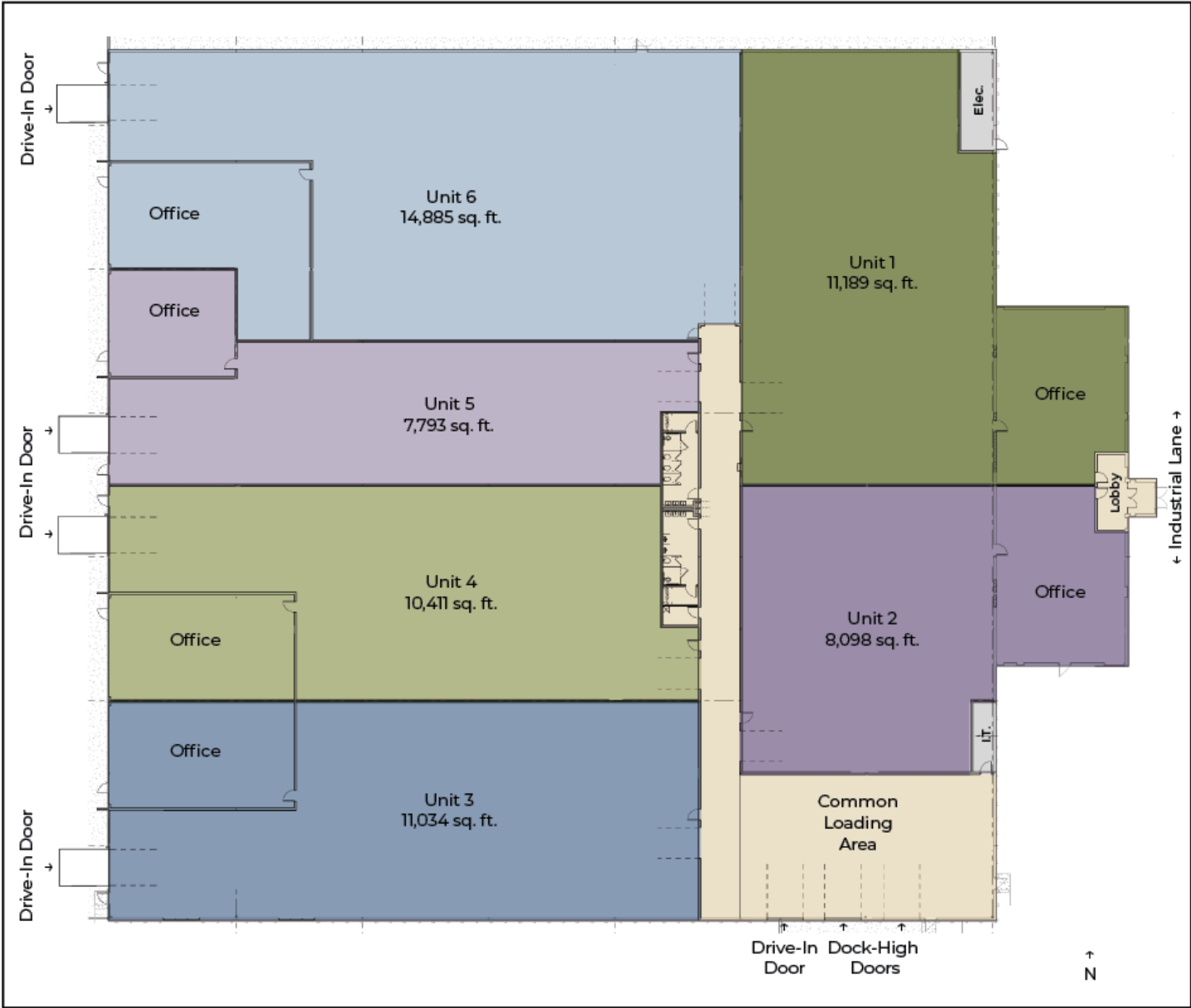
Tepuy Properties completed a full renovation on the property between 2022 and 2024. When acquired, the building had been completely gutted with no remaining interior walls or restrooms. The scope of the project included dividing the building into six suites each with a mix of office and warehouse, creating a shared loading corridor and adding two banks of common area restrooms, each featuring a shower.

Significant infrastructure upgrades were made, including the installation of a new heating and cooling systems, electrical systems, gas lines, water lines, sewer lines, and the construction of a new west wall to include four new storefronts and two new dock doors. Notable improvements involved the installation of fully upgraded HVAC and 100% new electrical systems from the transformer onward, including sub-metering capabilities. The total cost for the new HVAC and electrical alone exceeded one million dollars. A new Mule-Hide roof membrane was installed in 2022, with an active warranty from the contractor still in place, and a brand new ESFR fire sprinkler system was upgraded/installed throughout the entirety of the property.

The property has a gross land area of 5.5 acres offering an excellent opportunity for development on the approximately 2-acre surplus to the west of the building.



Floor Plan



Development Opportunity

Conceptual Building Plan

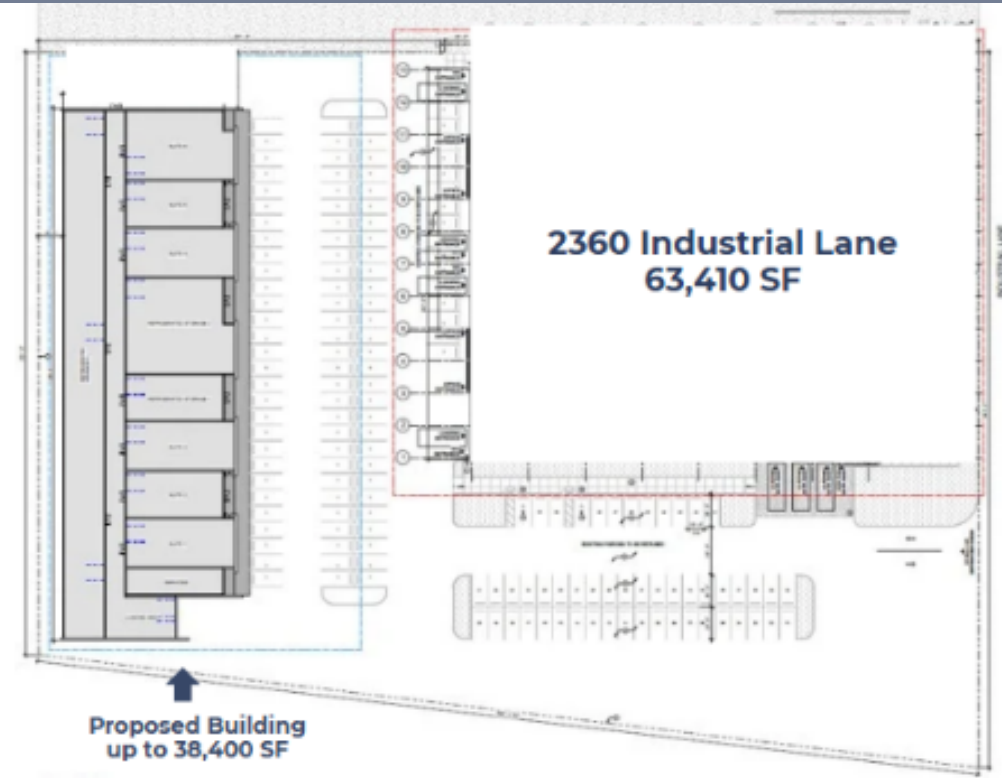
38,000 SF. FT. Building has been approved by the City of Broomfield

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This is a strategic location with easy access to Highways 36 and 287 with flexible zoning that can accommodate a wide assortment of users. The additional land and opportunity for expansion enhances the property's long term value, particularly as the availability of land in this submarket is extremely limited.

Broomfield Advantages:

- Proximity to Major Markets: Broomfield is ideally situated between Denver and Boulder, giving businesses access to both urban hubs.
- Business-Friendly city that offers tax incentives, rebates, and grants for qualifying businesses.
- Highly educated talent pool
- Home to major employers: Oracle, Ball Corporations, Lumens, and Vail Resorts
- Support for innovation: Broomfield supports incubators, coworking spaces, and public-private partnerships to foster innovation.



Current Tenants



Katalyst Space Technologies upgrades satellites post-launch using in-space servicing, giving operators a second chance to add features that maintain their competitive edge.



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Reimagining In-Flight Wifi
Gogo Business Aviation (Gogo) and Satcom Direct (SD) have come together to form the only truly global, multi-orbit, multi-band in-flight connectivity provider, serving the fast-growing business aviation and military/government mobility markets.