



# MIDPOINT



Class A Industrial with Outdoor Storage



## For Lease

Building 1: 79,228 SF | 2597 W Midway Blvd

Building 2: 129,154 SF | 2567 W Midway Blvd

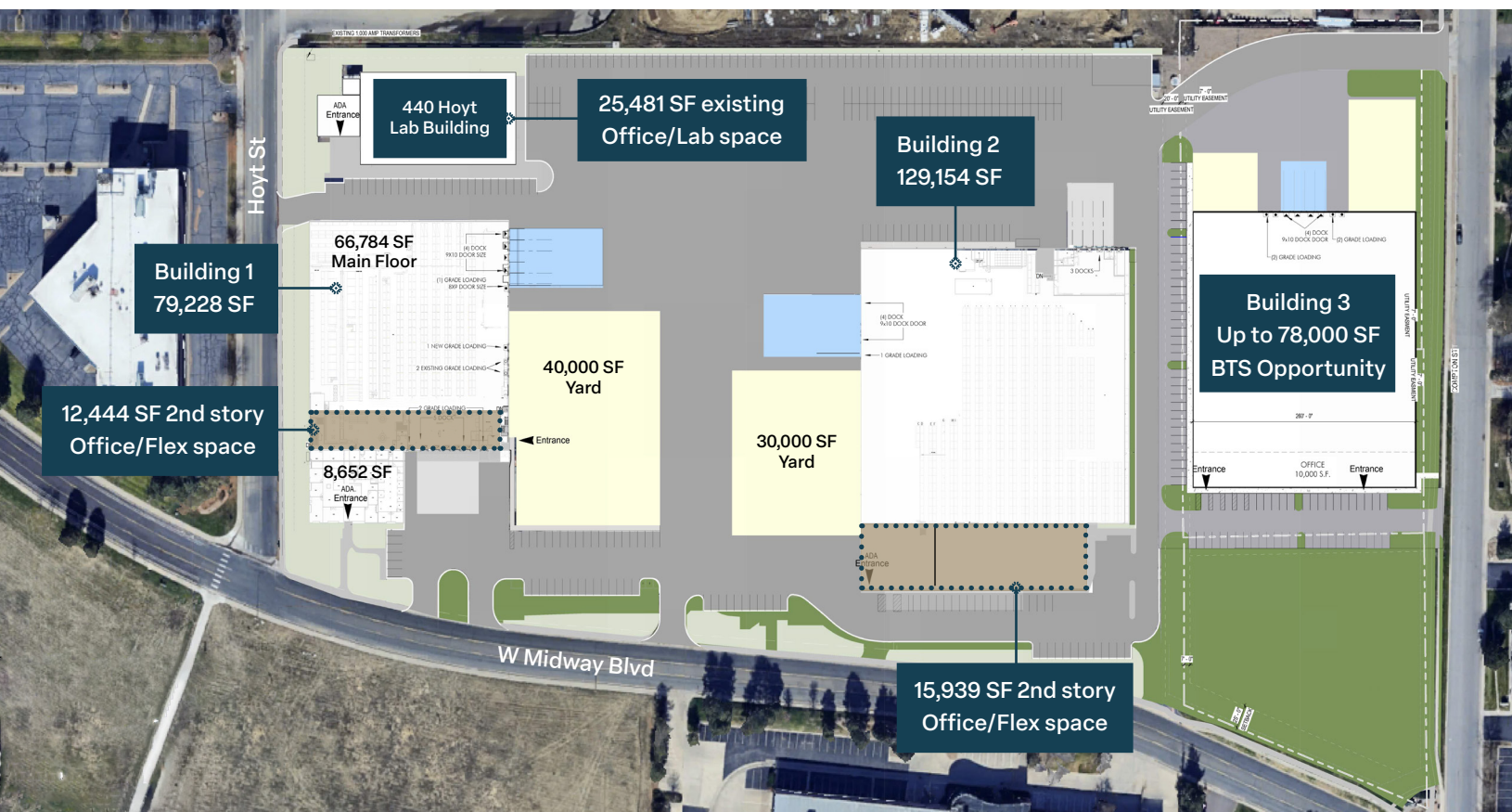




# The Specs

Welcome to Midpoint, an industrial redevelopment in Broomfield, CO featuring the highest ceilings in the market.

	Building 1	Building 2	Building 3
Address	2597 W Midway Blvd	2567 W Midway Blvd	N/A
Building Size	79,228 SF	129,154 SF (divisible to 50,000 SF)	Up to 78,000 SF
Office/Flex Space	1st floor: 8,652 SF 2nd floor: 12,444 SF	1st floor: 18,933 SF 2nd floor: 15,939 SF	BTS
Outside Storage	Up to 40,000 SF screened	Up to 30,000 SF screened	Up to 20,000 SF screened
Power	3,000 AMPS at 480/277v	7,000 AMPS AT 480/277V	BTS
Water	1.5" water tap	2" water tap	BTS
Ceiling Height	37' 6" clear	28' clear	28' clear (BTS)
Sprinkler	ESFR	ESFR	ESFR
Loading	11 dock high doors, 4 grade doors	8 dock high doors, 4 grade doors	BTS
Racking	Existing racking available	Existing racking available	N/A



# Property Overview

Midpoint boasts newly renovated exteriors, screened outside storage, landscaping, parking areas and expanded loading and heavy power.



Industrial redevelopment  
conveniently located  
between Boulder and Denver



R&D and advanced  
manufacturing uses



Total site area:  
20.7 AC



Parking:  
350+ spaces



Ceiling heights:  
28' - 37' 6"



Gas: Abundant  
natural gas



Warehouse area  
100% HVAC



Total amperage:  
11,600 amps / volts 480







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