

### **BROADWAY BUSINESS CENTER**



## 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'-13'
- High speed Internet access available
- Ample parking
- Parking Ratio: 3 per 1,000
- NNN Expenses (2022): \$5.54/SF (estimated)

### FOR MORE INFORMATION CONTACT: **MELISSA SHEILS** | 303.408.1542 | msheils@berkeleypartners.com

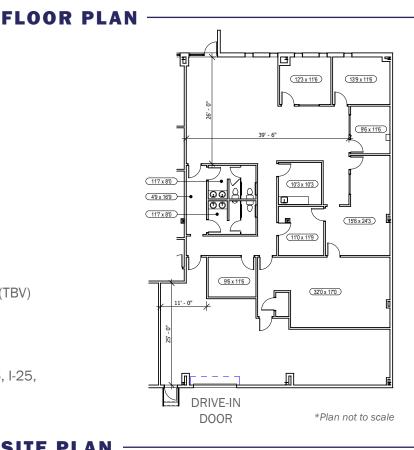
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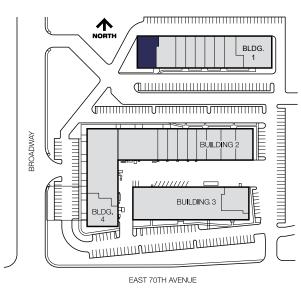
# **SUITE 100** 4.285 SF AVAILABLE

# SUITE **FEATURES**

- Office Space: 3,194 SF
- Warehouse Space: 1,091 SF
- Loading: 1 Drive-in door (10' X 10')
- Power: 200 amps 120/208v 3-phase (TBV)
- Clear Height: 13'
- Great access to major highways US-36, I-25, I-76 and I-270



**SITE PLAN** 



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