

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

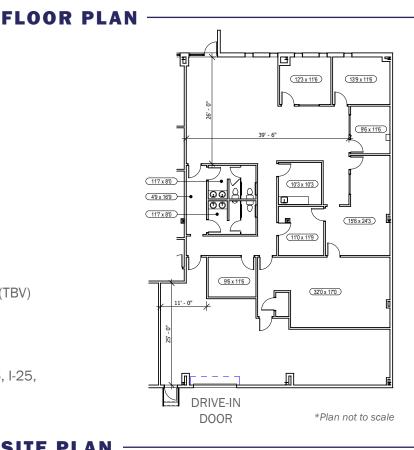
berkeleypartners.com



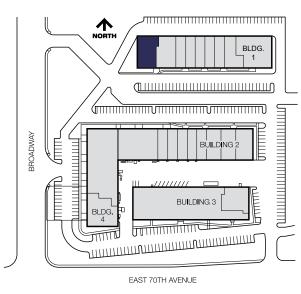
SUITE 100 4.285 SF AVAILABLE

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



FOR MORE INFORMATION CONTACT:

MELISSA SHEILS

303.408.1542 msheils@berkeleypartners.com

© 2022 Berkeley Partners. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.