



## Divisible Industrial/Flex Property in Broomfield **FOR LEASE: \$14.50/SF**

### PROPERTY OVERVIEW

Building Size:	10,000 SF
Space Available:	6,000 SF - 10,000 SF
Lot Size	37,118 SF
YOC/Renovation:	1999/2024
Loading:	Four (4) 10' x 12' drive-in doors
Clear Height:	15' - 20'
Power:	120/240 Volt, 3-phase, 1,000 amps, 5 Service Panels
Zoning:	I-1
Property Taxes:	\$30,648

### PROPERTY FEATURES

- New interior paint
- New floor in production area
- Full HVAC throughout office space with swamp coolers and radiant heat in warehouse

For more information, please contact:

**ESTHER KETTERING, MBA**  
 Vice President  
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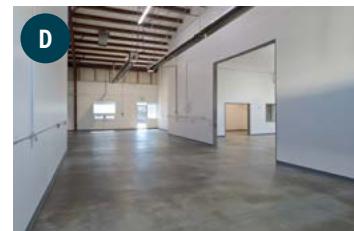
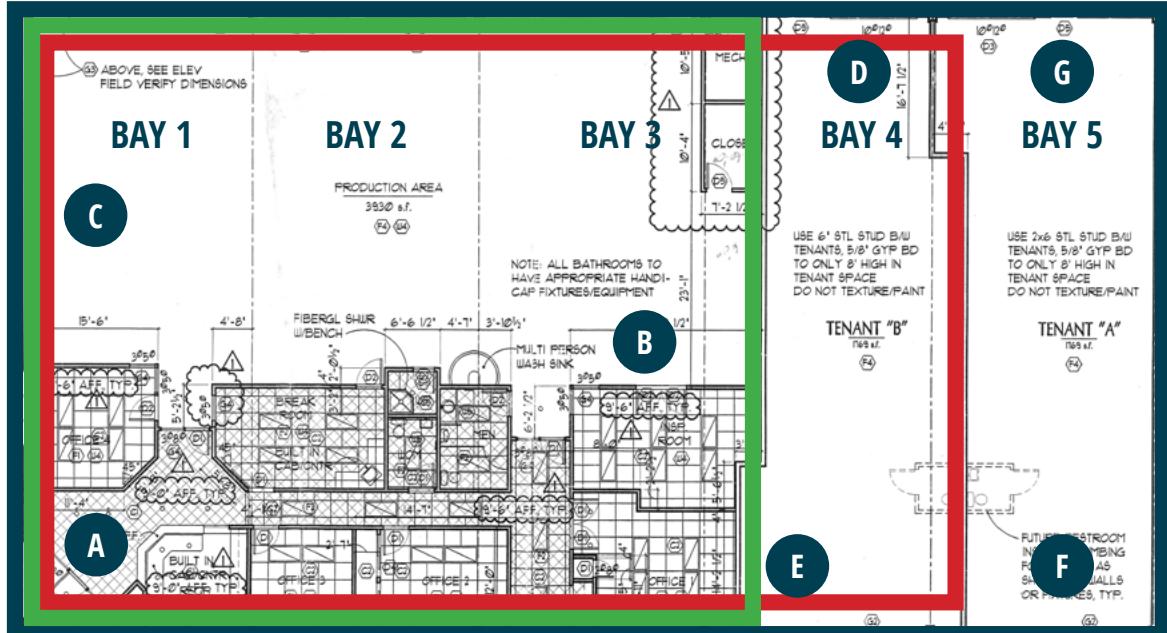
**JOE OWSTON**  
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**BAYS**

**1-3 = 6,000 SF**  
**1-4 = 8,000 SF**  
**1-5 = 10,000 SF**

**PHOTO KEY**

**A - RECEPTION**  
**B - PRODUCTION**  
**C - PRODUCTION**  
**D - BAY 4**  
**E - BAY 4**  
**F - BAY 5**  
**G - BAY 5**



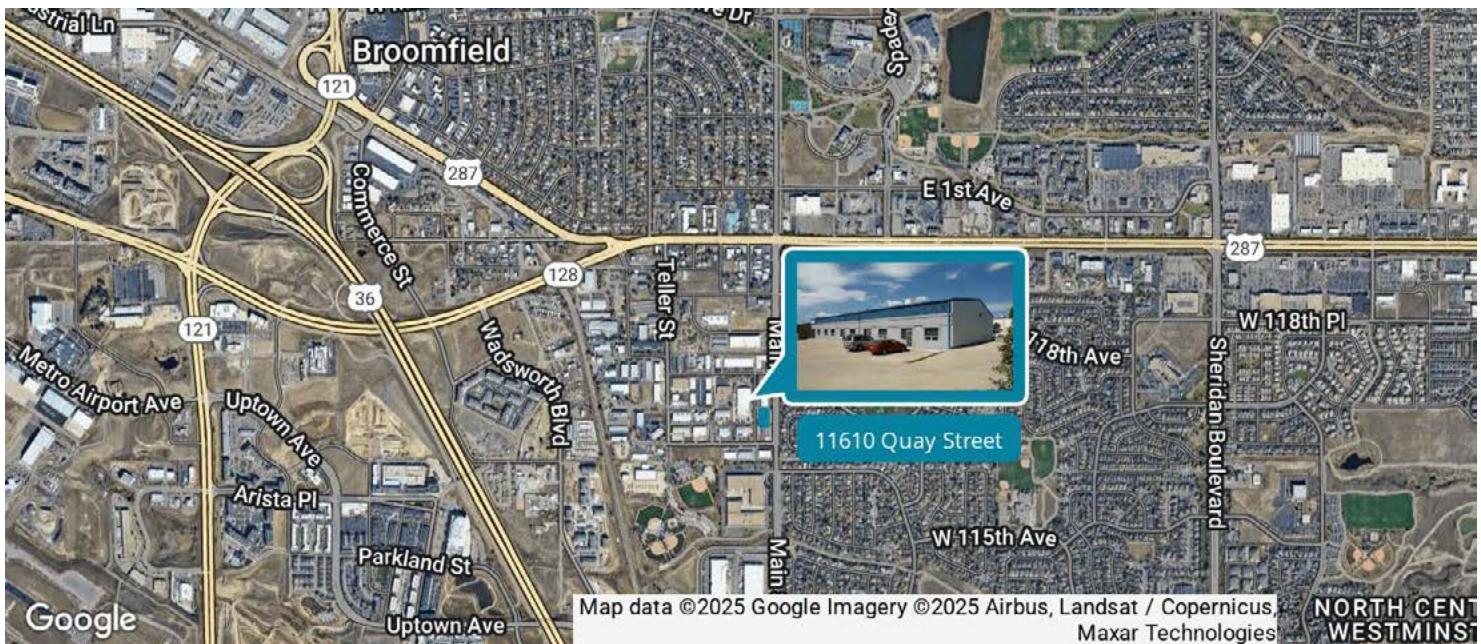
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