



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

303.956.0444

EKettering@PinnacleREA.com

JOE OWSTON

Associate Advisor

303.396.2663

JOwston@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com

BAYS

1-3 = 6,000 SF

1-4 = 8,000 SF

1-5 = 10,000 SF

PHOTO KEY

A - RECEPTION

B - PRODUCTION

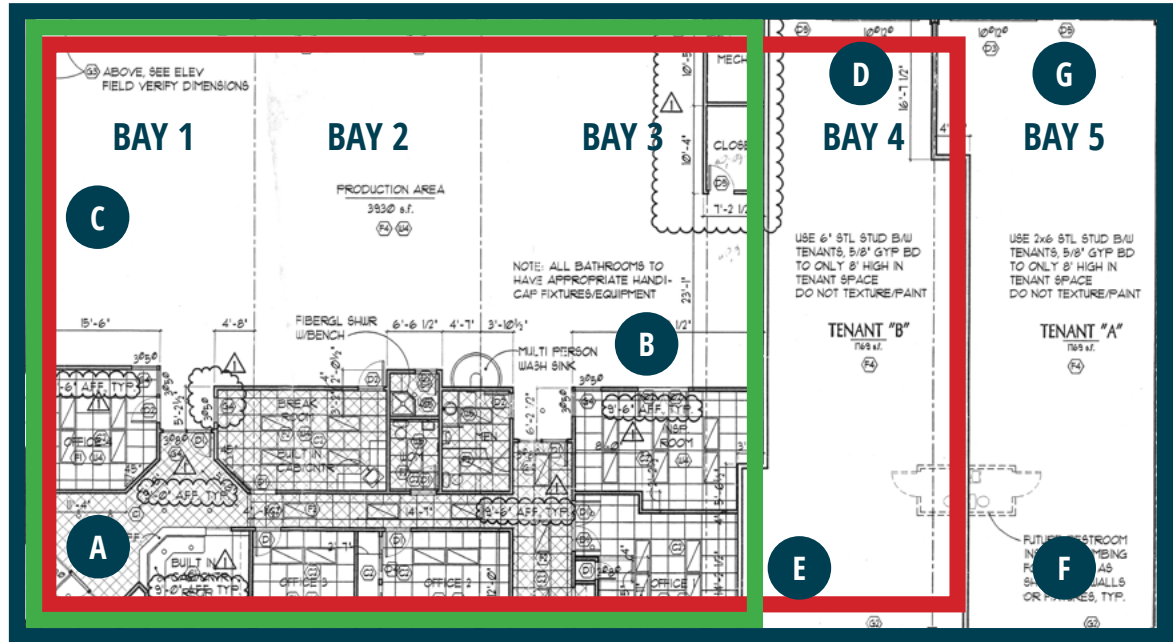
C - PRODUCTION

D - BAY 4

E - BAY 4

F - BAY 5

G - BAY 5



For more information, please contact:

ESTHER KETTERING, MBA

Vice President

303.956.0444

EKettering@PinnacleREA.com

JOE OWSTON

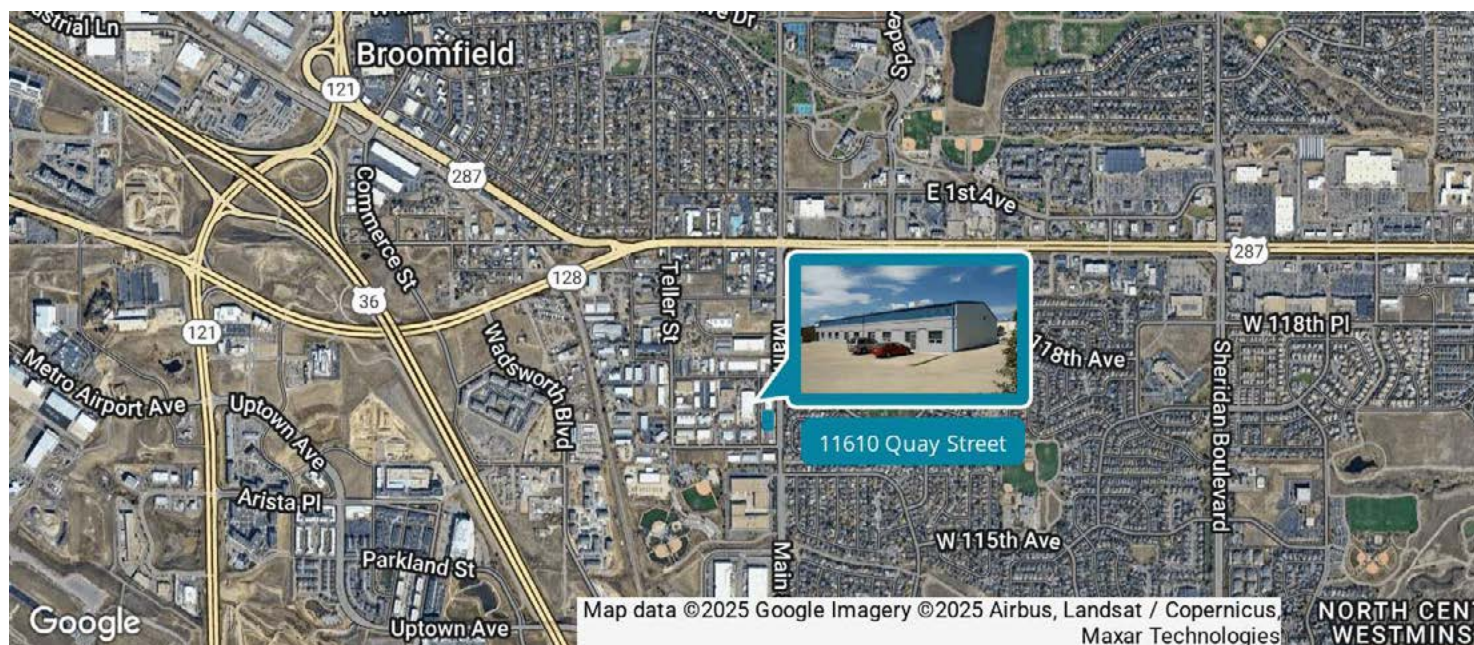
Associate Advisor

303.396.2663

JOwston@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



For more information, please contact:

ESTHER KETTERING, MBA
Vice President
303.956.0444
EKettering@PinnacleREA.com

JOE OWSTON
Associate Advisor
303.396.2663
JOwston@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com