

601 ALTER STREET

BROOMFIELD, CO 80020



SALE PRICE: \$9,000,000

**68,421 SF INDUSTRIAL OPPORTUNITY
FOR SALE**



68,421 SF Building



Ideal Size for Tenant/Owner User



Rare Broomfield Location



Manufacturing Infrastructure in Place
(Tempered Warehouse)



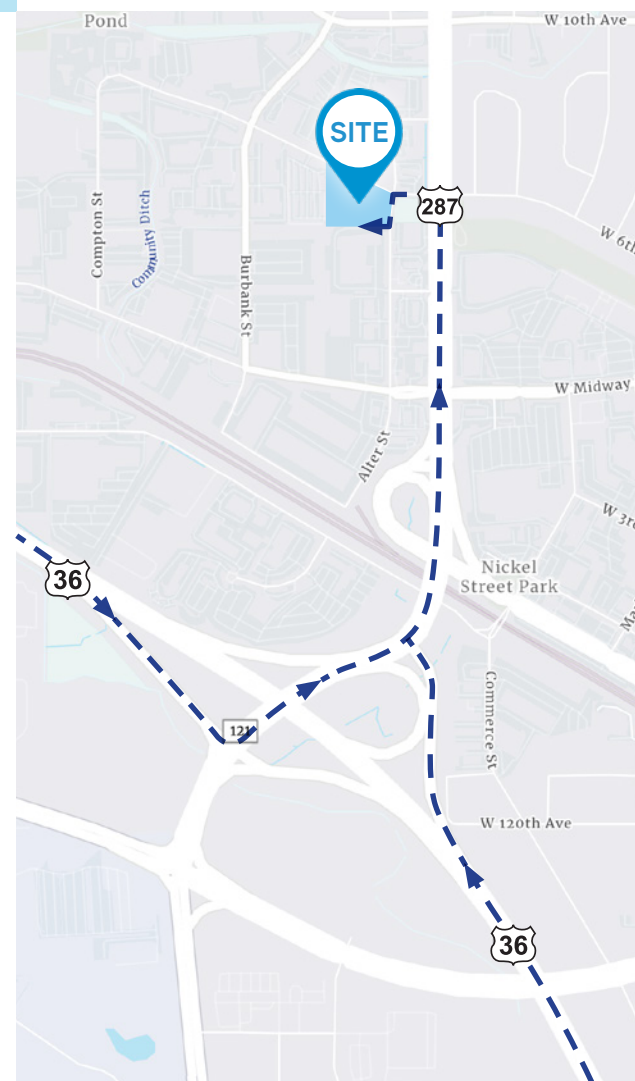
Abundant Power & Clean Warehouse
Environment



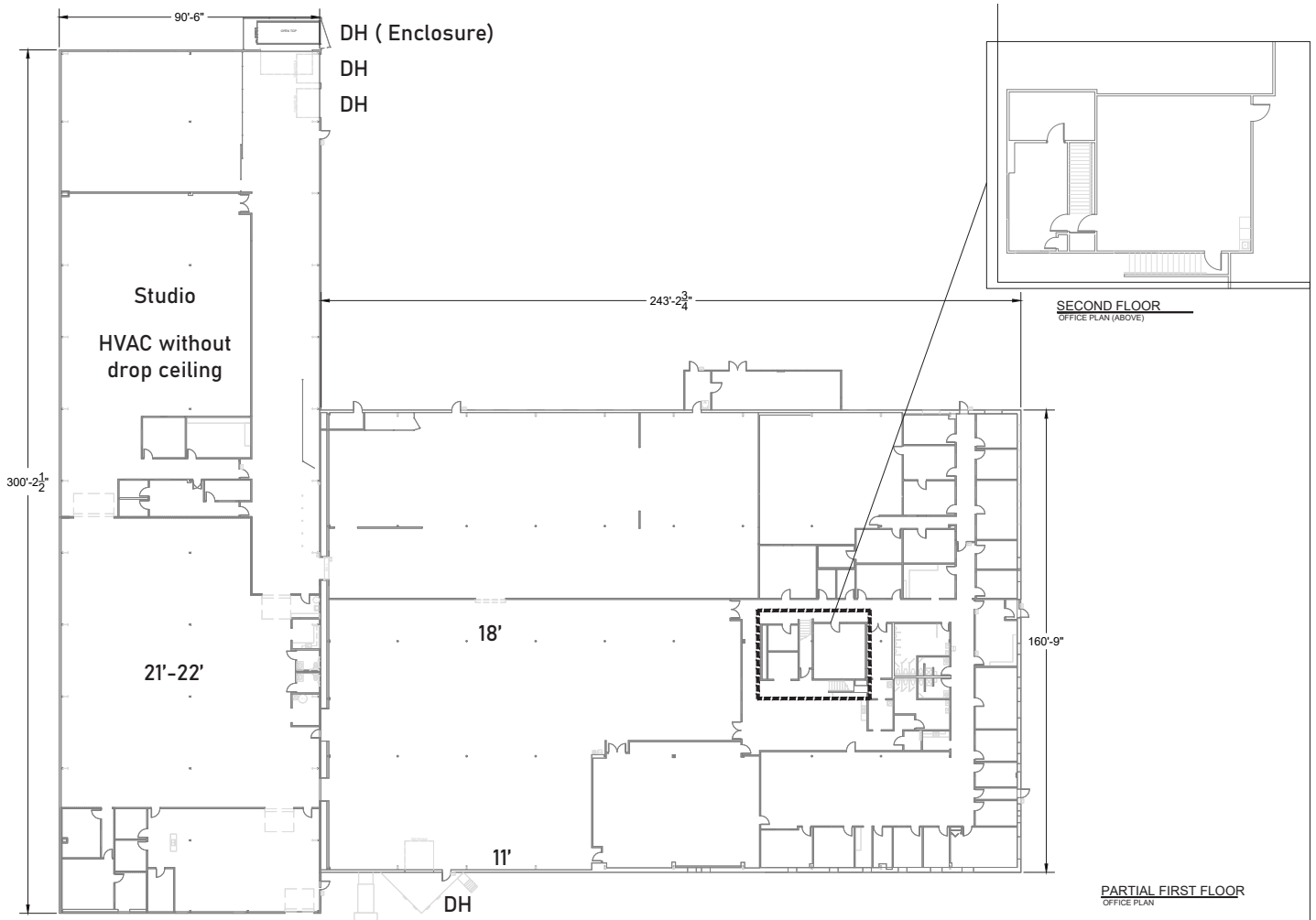


PROPERTY INFO

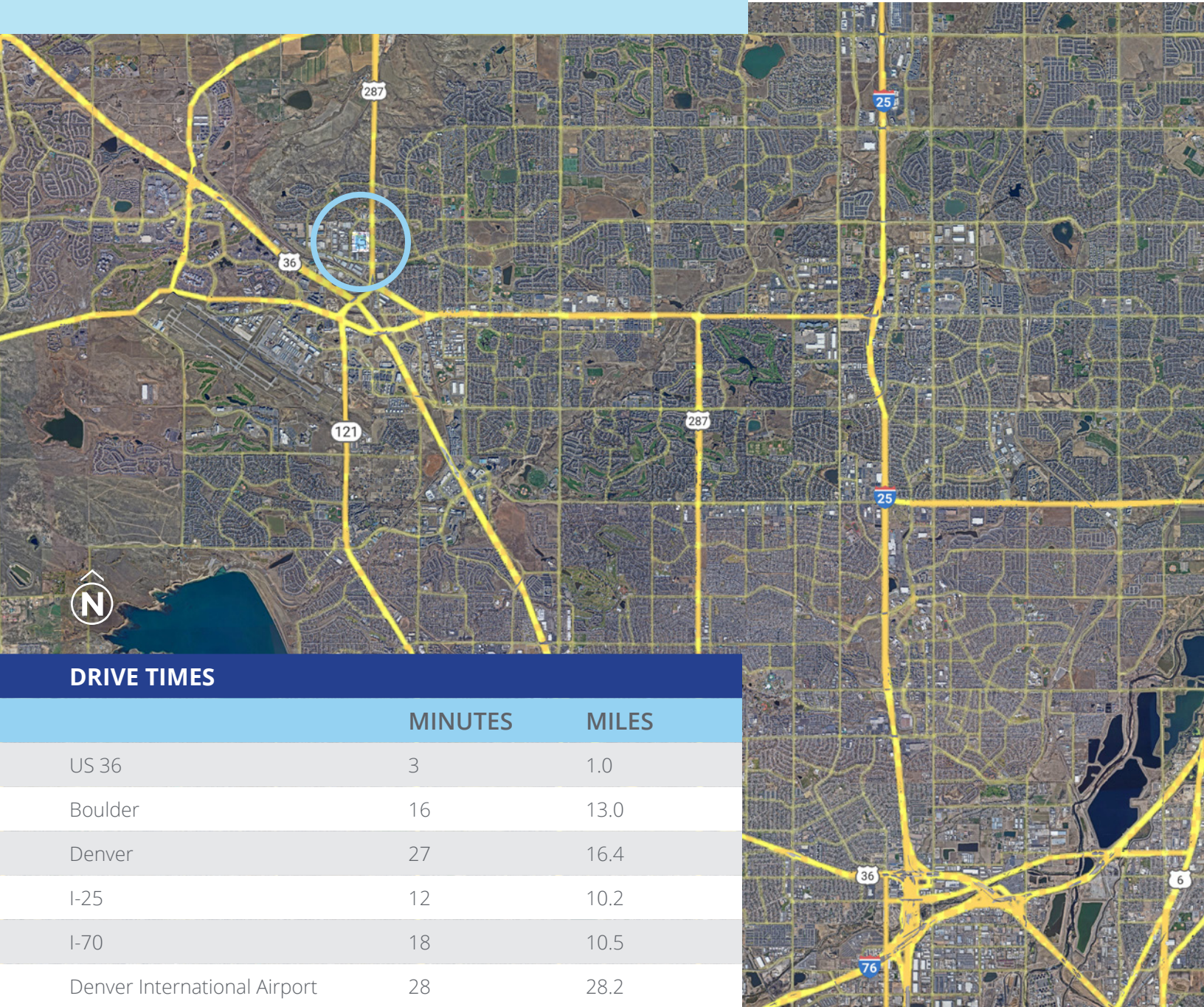
Address:	601 Alter Street
City:	Broomfield
County:	Broomfield
Sale Price:	\$9,000,000
Site Size:	2.6 Acres
Building Size:	68,421 SF
Office Size:	15,500 SF
Zoning:	I-1, I-2
Current Mill Levy:	93.519
Year Constructed	1978 (2 Phases)
Clear Height:	10 - 22' (Sloped)
Sprinkler:	General Duty
Loading:	Four (4) Dock Highs
Power:	800 Amps, 277/480 Volts



SITE PLAN



SITE ACCESS



DRIVE TIMES

	MINUTES	MILES
US 36	3	1.0
Boulder	16	13.0
Denver	27	16.4
I-25	12	10.2
I-70	18	10.5
Denver International Airport	28	28.2
Rocky Mountain Metro Airport	6	2.2

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