



FREESTANDING WAREHOUSE WITH OUTDOOR STORAGE & INCOME IN PLACE THROUGH 2031

6,000 SF VACANT, 5,000 SF OCCUPIED

11625 REED CT

BROOMFIELD, CO 80020

Property Summary

- **Flexible Owner/User or Investment Opportunity** with Approximately 50% of the Building Available for Immediate Occupancy
- **Offered for Lease or Sale**, Providing Flexibility for a Variety of Users and Investors
- **Well-Maintained Property**, Featuring a Recently Refreshed & Functional Office
- **Valuable Outdoor Storage Component**, Offering a Crucial Amenity
- **Rare Freestanding Industrial Property in Broomfield**, Strong Parking, Loading & Flexibility

**Contact Broker For Details on Leased Space!
See page 3 for floorplan breakdown**

Property Features

Sale Price	\$2,000,000 (\$181/SF)
Lease Rate	\$12.50 NNN
Current Income	\$6,775/mo Gross
Available SF	6,000 SF (Unit A)
Total Building SF	11,000 SF
Land Size	1.07 Acres
Warehouse/Office	80% / 20%
Zoning	I-2
Loading	Five Drive-In Doors (12' x 12')
Clear Height	12' - 16'
Power	3-Phase, 240 Volt
Sprinklered	Yes
Y.O.C.	1996
Taxes	\$39,888 (2025)
Other	Floor Drains, 4" water line, 2 Storage Containers Available with Lease 5 Storage Containers Available with Purchase

For more information:



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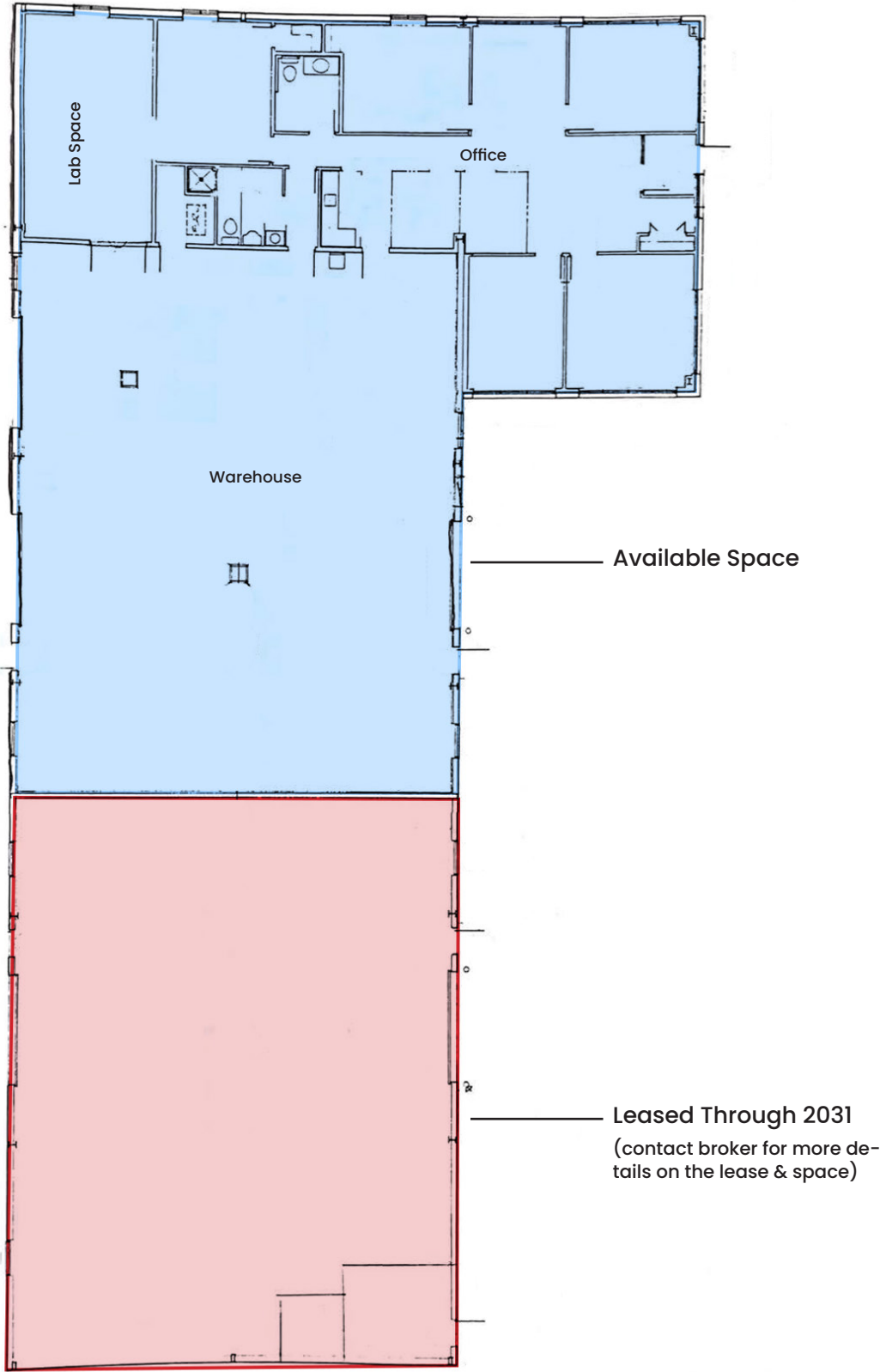
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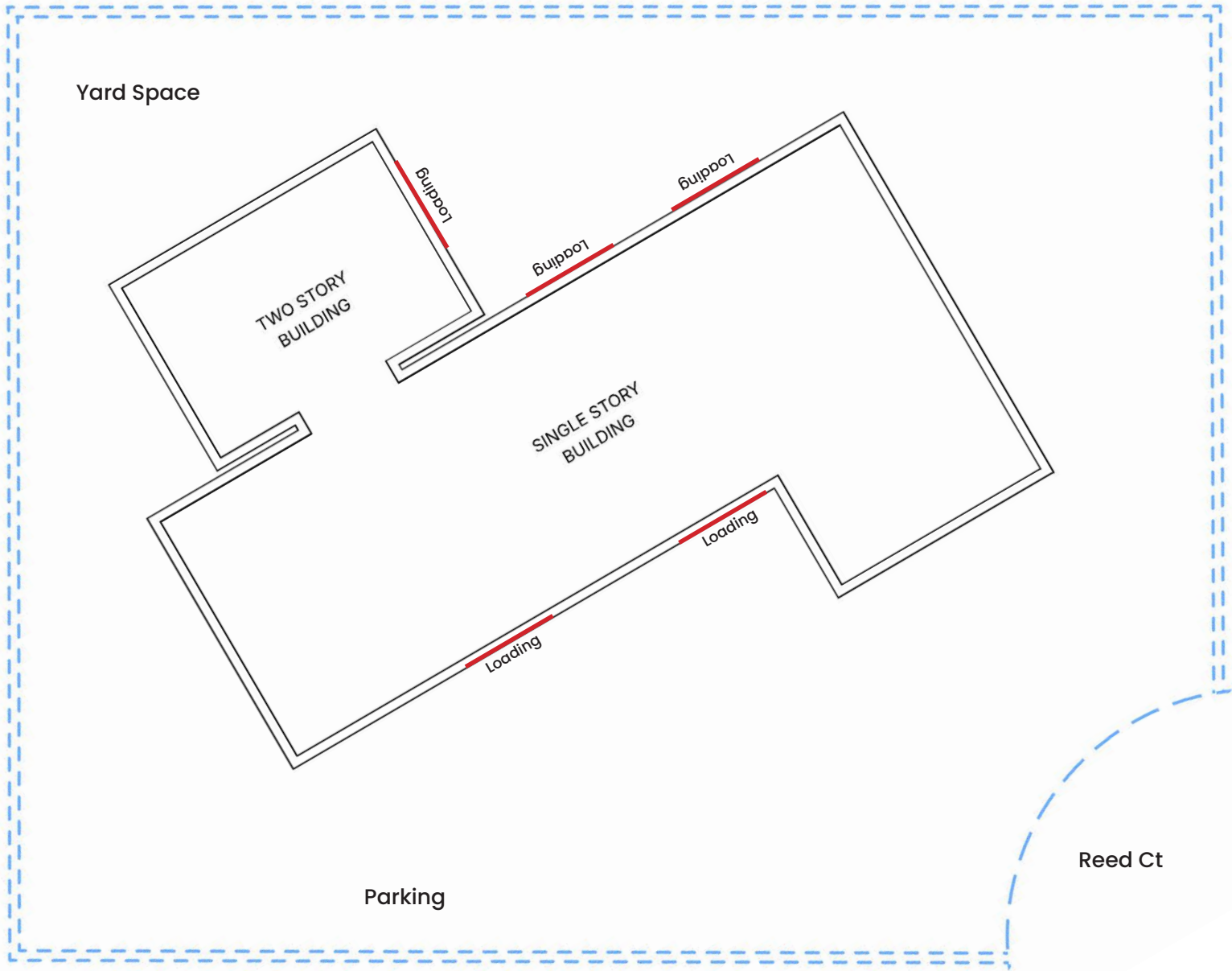
PROPERTY PHOTOS



FLOORPLAN



FULL SITE PLAN



**Not Drawn to Scale*

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