

660

COMPTON STREET

BROOMFIELD, CO 80022

**INDUSTRIAL FOR SALE
OR LEASE**

LOW OPEX: \$4.23/SF

**35,843 SF ON 1.66 ACRES FOR LEASE
OWNER COMPLETING BUILDING
RENOVATION!**

CENTREPOINT
PROPERTIES

 **CUSHMAN &
WAKEFIELD**



PROPERTY OVERVIEW

Property Summary

660 Compton Street is freestanding building located in the Northwest submarket of Denver. The property offers dock high and grade loading doors, ESFR sprinklers, functional two-story office space, and ample parking. The property can be demised down to 17,254 SF or occupied as one single tenant. The property also offers I-2 zoning, which allows for heavy industrial uses.

Location & Access

Located just minutes from the Boulder Turnpike, I-70 and E-470, the property offers convenient access to nearby amenities, Rocky Mountain Metropolitan Airport, and Metro Denver's growing population base. The property is strategically located along the Boulder Turnpike, granting access to both the Denver and Boulder skilled workforces.

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PRICE REDUCTION \$200/SF \$195/SF

~~\$14.00/SF NNN~~ \$13.00/SF NNN

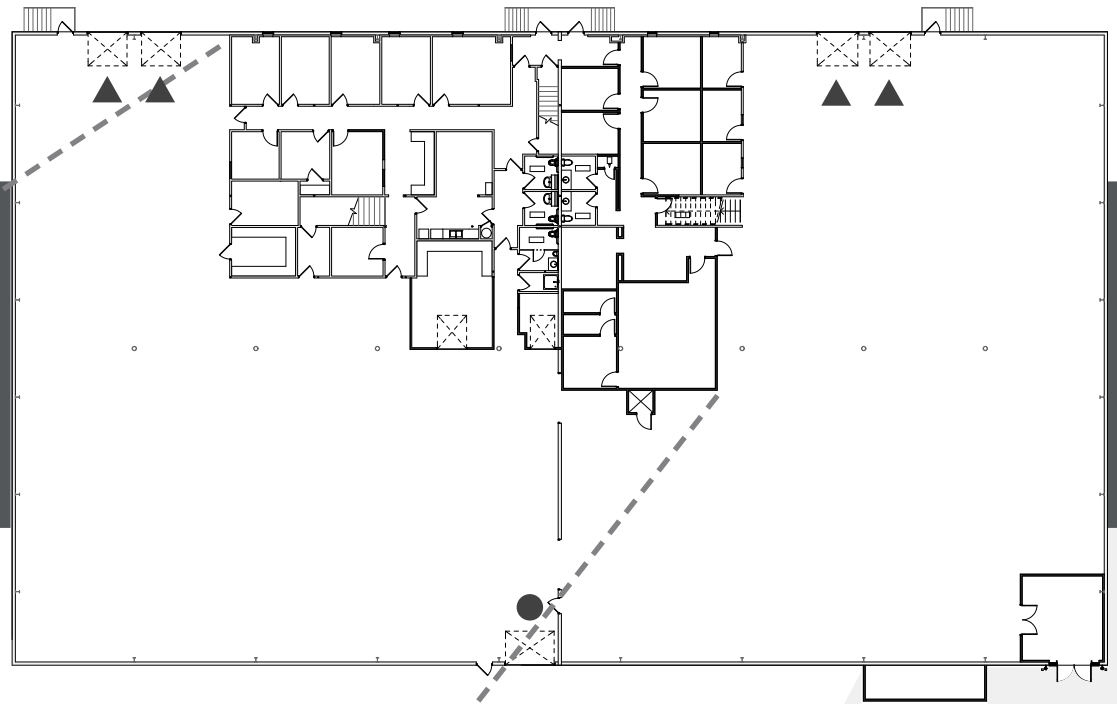
| | |
|------------------------|------------------------------------|
| Building Size | 35,843 SF (Divisible to 17,254 SF) |
| Suite A: | 18,559 SF |
| Suite B: | 17,254 SF |
| Office Size | ±13,018 SF (Two-Story Office) |
| Suite A: | 7,784 SF |
| Suite B: | 5,174 SF |
| Site Size | 1.66 AC |
| City/County | Broomfield |
| Clear Height | 20' |
| Zoning | I-2 (City of Broomfield) |
| 2025 Mill Levy | 93.716 |
| Sprinklers | ESFR |
| Dock-High Doors | Four (4) |
| Drive-In Doors | One (1) |
| Estimated OPEX | \$4.23 (2026) |
| Power | 3-Phase (TBV by Electrician) |

SINGLE TENANT OPTION

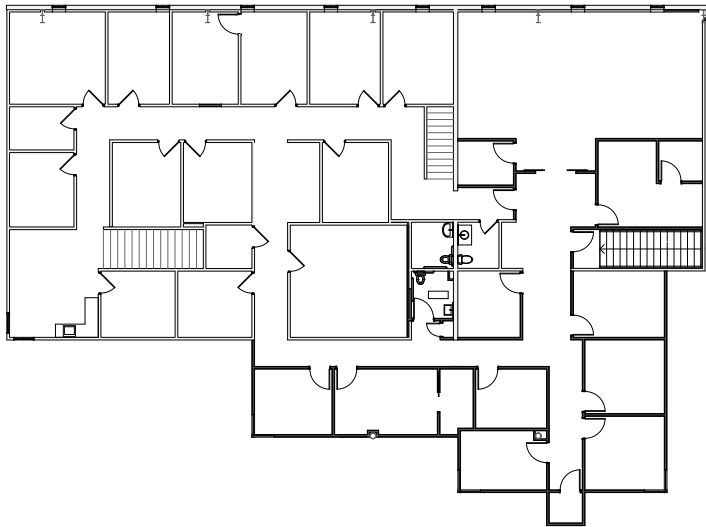


FIRST FLOOR

- Total SF: 35,843 SF
- Office: 6,479 SF
- Second Story Office: 6,479 SF



SECOND STORY OFFICE



Grade Level Doors



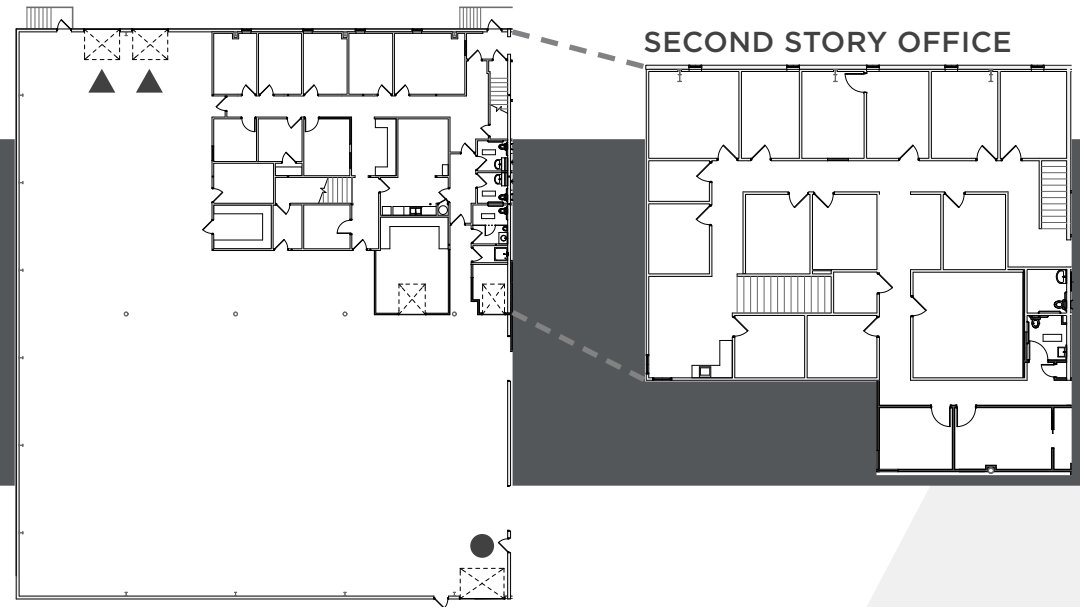
Dock High Doors

MULTI-TENANT OPTION

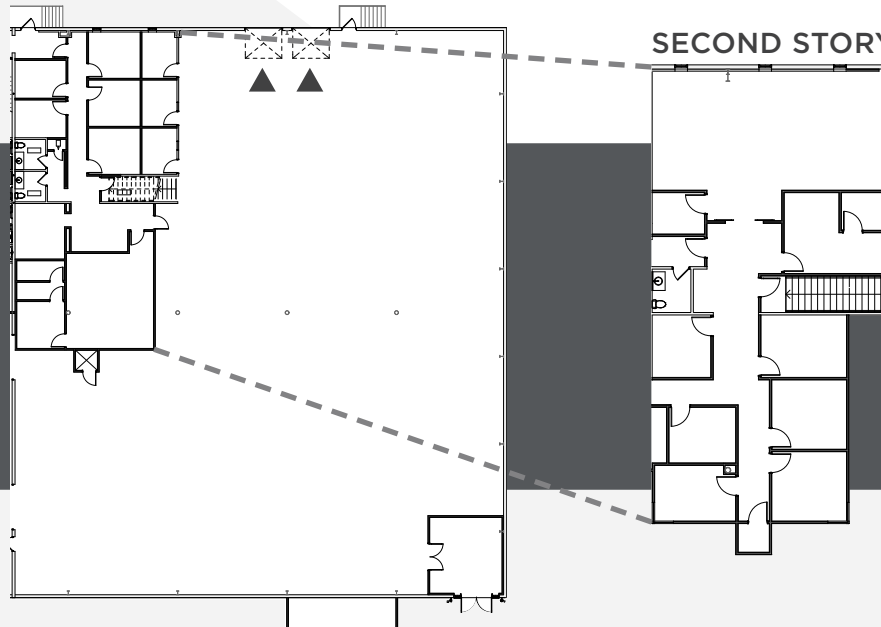


UNIT A

- Unit A: 18,559 SF
- First Story Office: 3,892 SF
- Second Story Office: 3,892 SF



SECOND STORY OFFICE



UNIT B

- Unit B: 17,254 SF
- First Story Office: 2,587 SF
- Second Story Office: 2,587 SF



Grade Level Doors



Dock High Doors

660

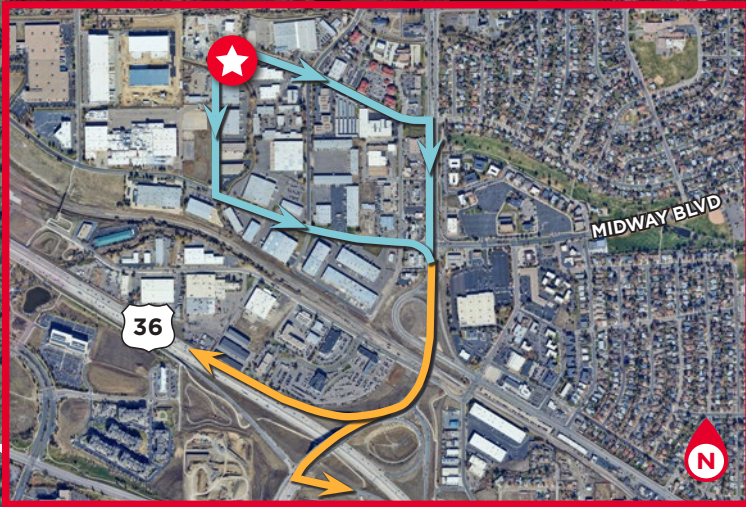
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660
COMPTON STREET



DOWNTOWN
DENVER

PEÑA BLVD

DRIVE TIMES

| | |
|----------------------|------------|
| I-76 | 20 minutes |
| I-25 South | 15 minutes |
| I-25 North | 10 minutes |
| I-70 | 25 minutes |
| Downtown Denver | 34 minutes |
| Denver Intl. Airport | 27 minutes |

FOR MORE INFORMATION, PLEASE CONTACT:

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