

**INDUSTRIAL
FOR SALE**

**11730 WADSWORTH BLVD
BROOMFIELD, CO 80020**

**NNN/INVESTMENT
5% CAP RATE LEASE**

MOTIVATED

\$2,200,000

LOTS OF OUTSIDE STORAGE

GREAT BROOMFIELD LOCATION!

**1.574 ACRES
1,776 SF OFFICE SPACE**



BRAD GEISSLER
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Total
REAL ESTATE
SOLUTIONS

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PROPERTY SUMMARY

ADDRESS: 11730 WADSWORTH BLVD, BROOMFIELD, CO
80020

COUNTY: BROOMFIELD

SQUARE FOOTAGE:

OFFICE BUILDING: ± 1,776 SQ FT

EQUIPMENT REPAIR BUILDING: ± 3,200 SQ FT

LAND AREA: ± 1.574 ACRES

WATER: CITY WATER AND SEWER

ZONED: INDUSTRIAL

PROPERTY TAXES: \$23,936.00

MOTIVATED

\$2,200,000



- GREAT NNN/INVESTMENT IN WELL SOUGHT AFTER BROOMFIELD COUNTY
- LOTS OF OUTSIDE STORAGE
- QUICK ACCESS TO 287 AND BOULDER HWY 36

Legal Counsel: "Total Real Estate Solutions advises and recommends that all parties to any transaction that a Total RE Solutions Broker is involved with; obtain legal, tax, property title and zoning advice or other counsel to represent them in connection with the examination of all documents provided and all other aspects relative to this transaction".



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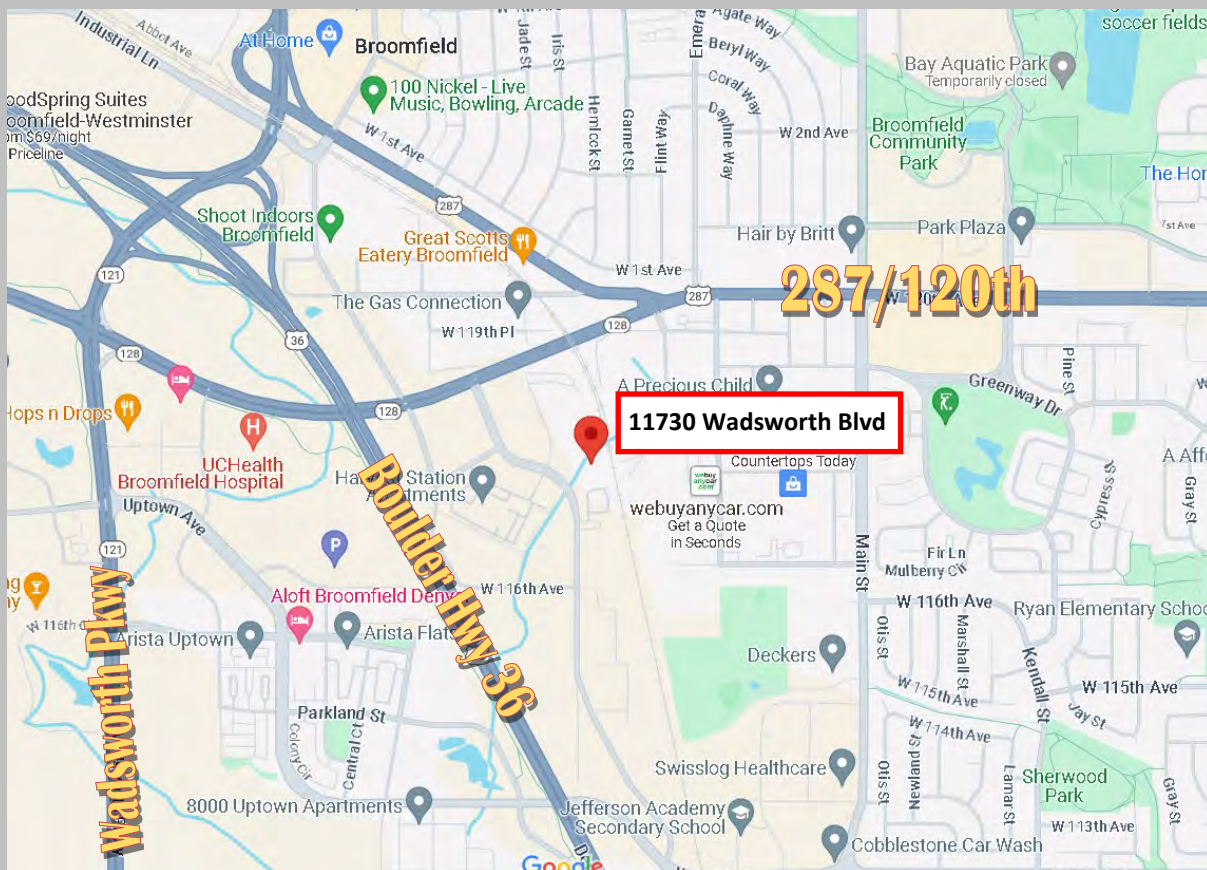
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LOCATION

- GREAT BROOMFIELD LOCATION!
- NEAR WADSWORTH & 120TH AVE
- CLOSE TO HIGHWAY 36
- LOTS OF RESTAURANTS, HOTELS, AND SHOPPING NEARBY
- 4 MINUTE DRIVE TO NEAREST HOSPITAL



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