



# ERVE

COMMERCE CENTER

**2 BUILDINGS TOTALING  
199,823 SF**

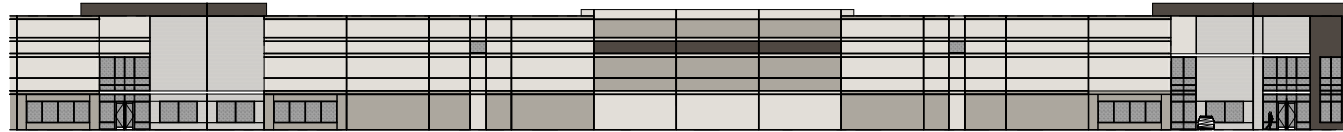
Warehouse | Distribution |  
Manufacturing | R&D



# THE SPECS

Building 2 | 11715 West 112th Avenue, Broomfield, CO 80021

Building 1 | 11705 West 112th Avenue, Broomfield, CO 80021



**66,084 SF**  
Building 2 Availability

**133,739 SF**  
Building 1 Availability

**23,480 SF**  
Divisibility

**1.47/1,000**  
Vehicle Parking Ratio

**4,000 AMPS**  
Per Building

**28'**  
Minimum Clear Height

**46 Dock High**  
Doors Per Building  
(2.56/10,000 Dock Ratio)

**4 Drive in**  
Doors Per Building

**190'**  
Truck Court Depth

**Xcel**  
Power/Gas

**City of Broomfield**  
Water/Sewer

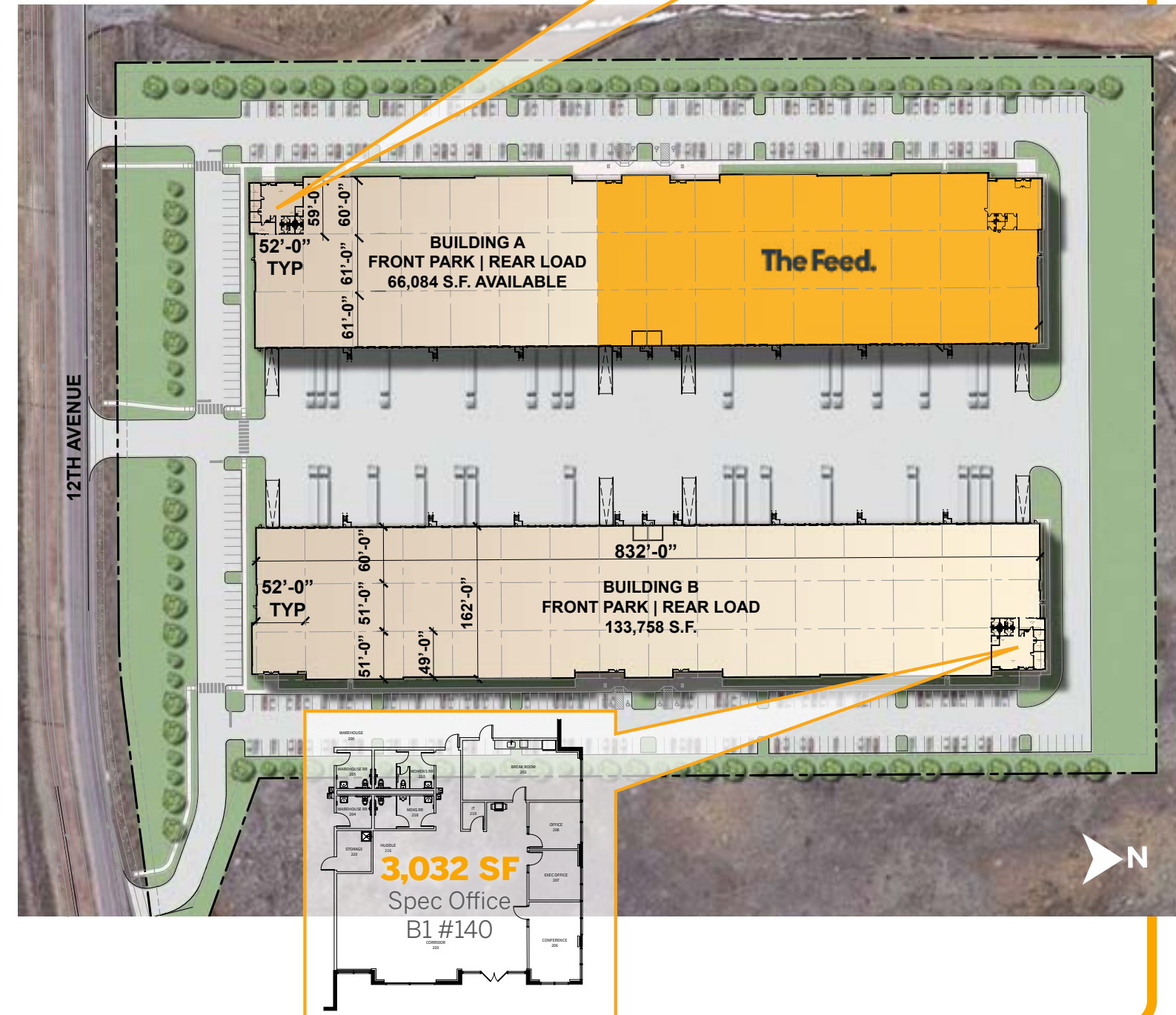
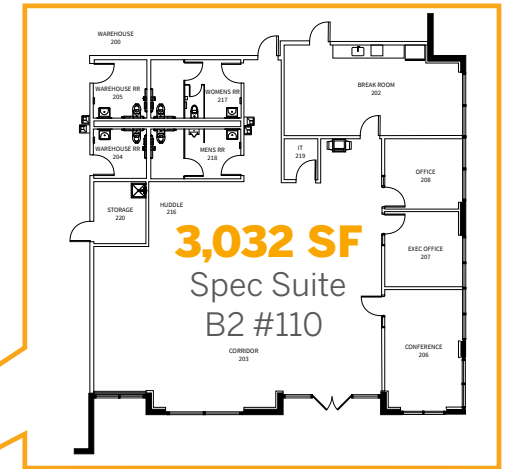
**PD with Light Industrial**  
Zoning

**Lumen**  
Telecom

**Two @ 3,032 SF**  
Spec Office



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# THE LOCATION

## Drive Times:

**5 min**   
Westminster

**10 min**   
Arvada

**20 min**   
Boulder, Thornton and Denver

**25 min**   
Golden

**30 min**   
Longmont

**35 min**   
DIA

## Economic Incentives:

- Enterprise Zone/CHIPS Zone Incentives
- FTZ Eligible
- Business Personal Property Tax Elimination

Within  
5 Miles

**328**



Bars & Restaurants

**3**



Fitness Centers

**27**



Hotels

**15**



Retail Centers

**1**



Stadiums/Athletic Fields

Within  
10 Miles

**1,309**

**6**

**73**

**82**

**1**



**2023  
Housing Units**

**61,884**  
within 5 miles  
**283,450**  
within 10 miles  
**599,768**  
within 15 miles



**Population**

**139,840**  
within 5 miles  
**681,721**  
within 10 miles  
**1,338,305**  
within 15 miles



**Workforce**

**118,006**  
within 5 miles  
**559,259**  
within 10 miles  
**1,115,455**  
within 15 miles



--- Simms Realignment

# ACCESS AT YOUR DOORSTEP

With prime proximity and meticulous design, Verve Commerce Center is an ideal site to fulfill **warehouse, distribution, manufacturing, and R&D** needs. The site is strategically located between Boulder and Denver near the Interlocken Business Park in Broomfield. Verve Commerce Center provides the supply constrained Northwest submarket with much needed new product to help tenants meet modern industrial demands. The buildings are easily accessible via US 36, SH 93, SH 121, SH 128, and E-470.



## Prime Location

Strategically located between Boulder and Denver near the Interlocken Business Park in Broomfield.



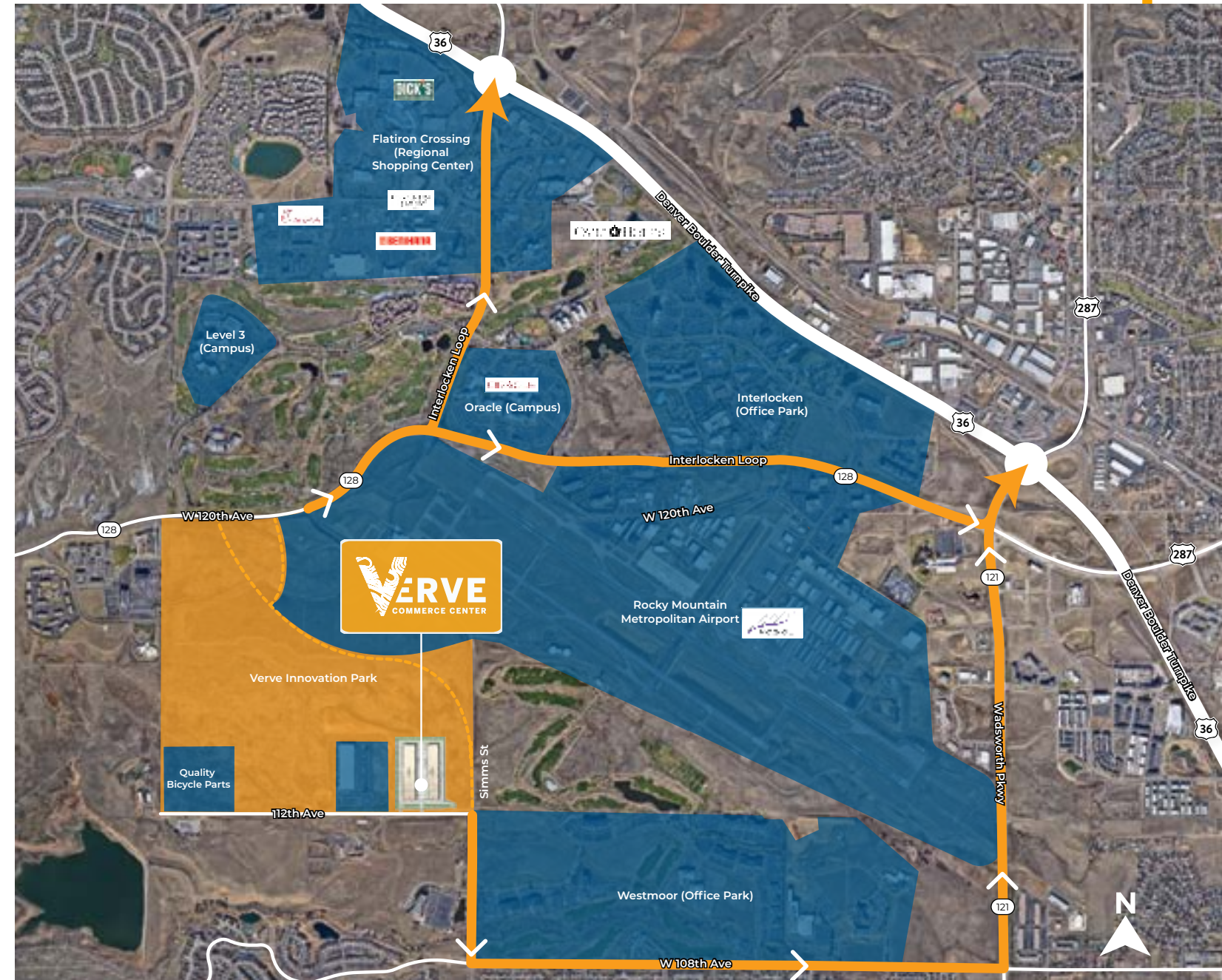
## Easily Accessible

The site has convenient access to US 36, SH 93, SH 121, SH128 and E-470.



## Coveted Product

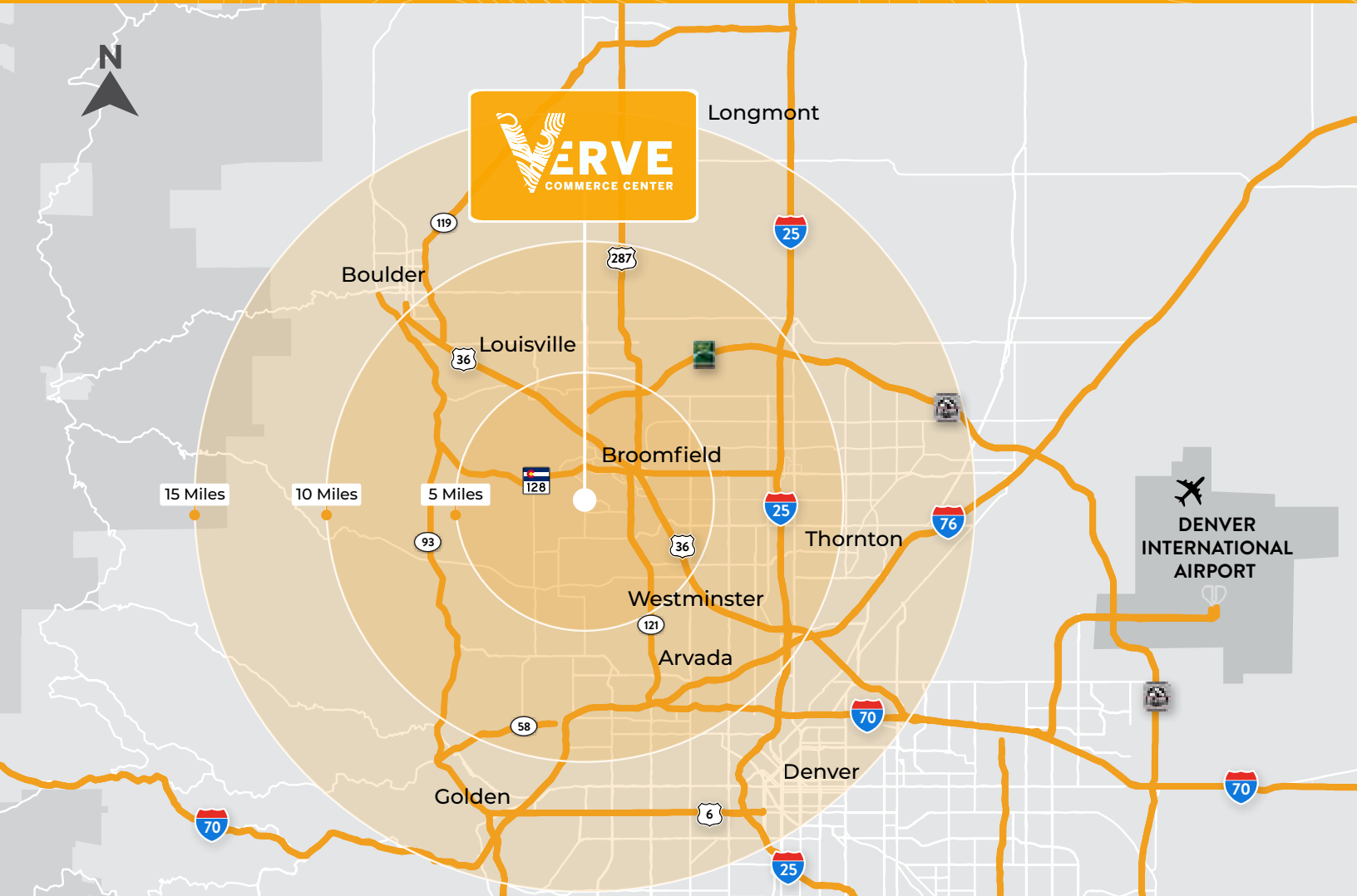
Verve Commerce Center will deliver the supply constrained Northwest submarket with much needed new product.



--- Simms Realignment

# VERVE

COMMERCE CENTER



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