



## Industrial Space for Lease

11480 N. Cherokee Street, Units B & C | Northglenn, CO

### Property Overview:

Available Space:

1,488 - 2,976 SF

Lease Rate:  
NNN

\$10.00/SF

NNN:

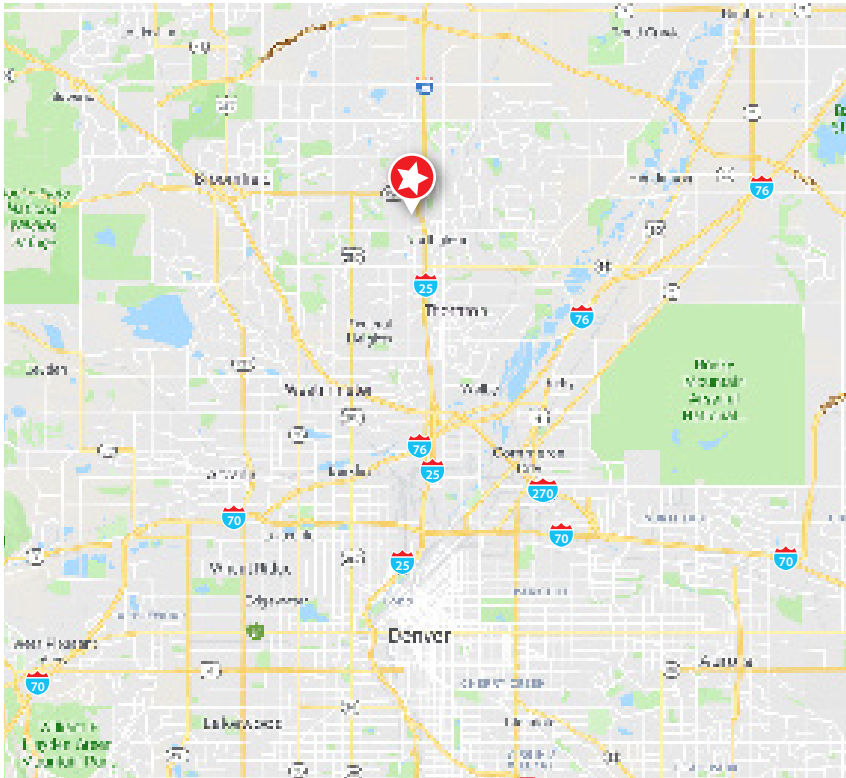
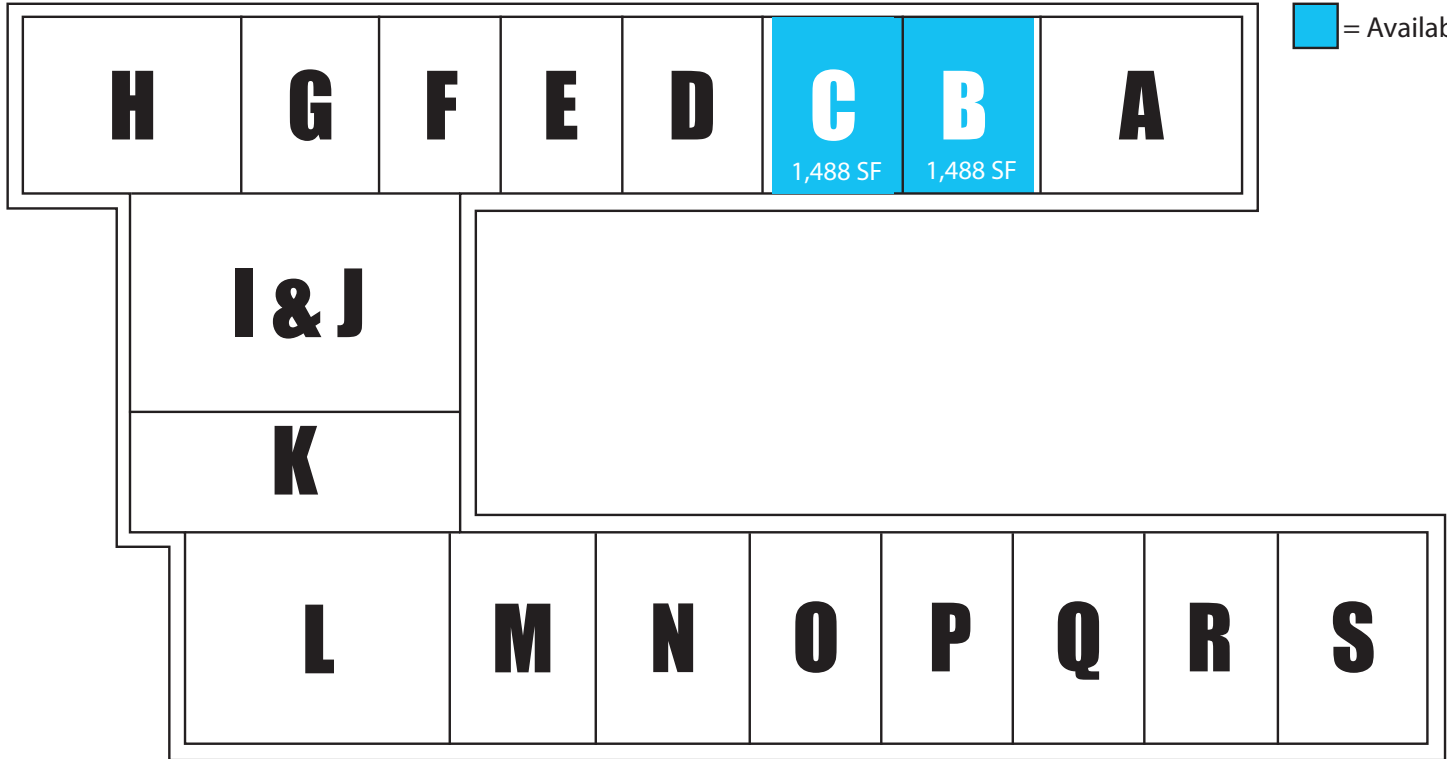
\$8.39/SF  
(current estimate)

- Units B & C
- I-2 zoning
- Building has visibility to approximately 250,000 vehicles per day

Contact



**Heather Taylor, CCIM**  
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DEMOGRAPHICS			
Population	1 mile	3 miles	5 miles
2028 Projection	17,379	130,366	330,921
2023 Estimate	17,345	129,908	326,973
Growth 2023-2028	0.20%	0.35%	1.21%
Median Age	35.10	36.60	36.50
Households	1 mile	3 miles	5 miles
2028 Projection	7,257	49,195	119,331
2023 Estimate	7,252	49,076	117,954
Household Income	1 mile	3 miles	5 miles
2023 Average	\$77,371	\$97,361	\$104,951
2023 Median	\$63,082	\$79,076	\$84,811

Source: CoStar

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