

# INDUSTRIAL FLEX

7270 W 118th Pl Unit D, Broomfield, CO 80020

FOR SALE



## PROPERTY DESCRIPTION

Former Dental Lab

## PROPERTY HIGHLIGHTS

- Ideal for multiple users
- Reception/Office/Executive Suite/Conference/Storage
- Light assembly/Distribution
- 100% heated and cooled
- 200 Amp/3 Phase electrical
- Zoning: I-2
- 1,800 SF 1st level
- 898 SF Mezzanine
- 1.5 restrooms (shower upstairs)
- Potential for 9' - 10' wide rear overhead door with 8' - 10' height
- Accessible from I-25 and Hwy. 36

## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$600,000 |
| Building Size: | 2,698 SF  |

## DEMOGRAPHICS

|                          | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| 2023 Population          | 12,346    | 86,111    | 231,024   |
| 2023 Households          | 5,116     | 33,339    | 90,872    |
| Average Household Income | \$106,006 | \$128,227 | \$116,857 |
| Businesses               | 862       | 3,869     | 10,107    |
| Employees                | 7,781     | 42,926    | 103,594   |

\* Demographics and Traffic Counts provided by CoStar

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## CHARLES NUSBAUM

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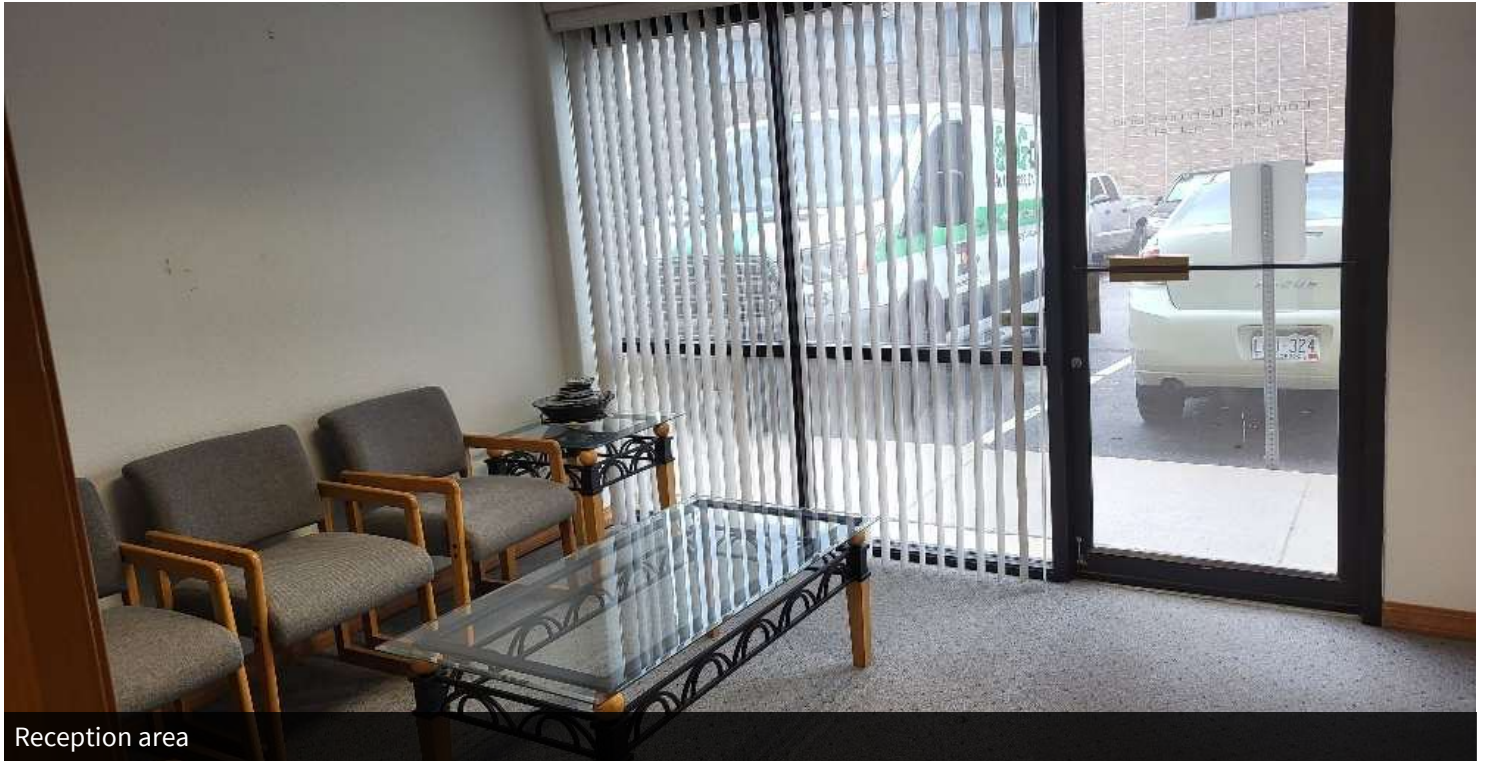
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Reception area



Reception office

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Kitchen

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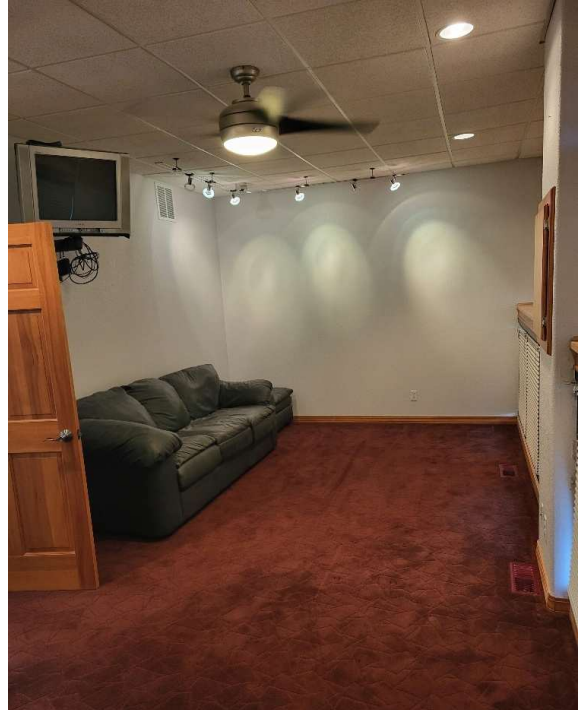
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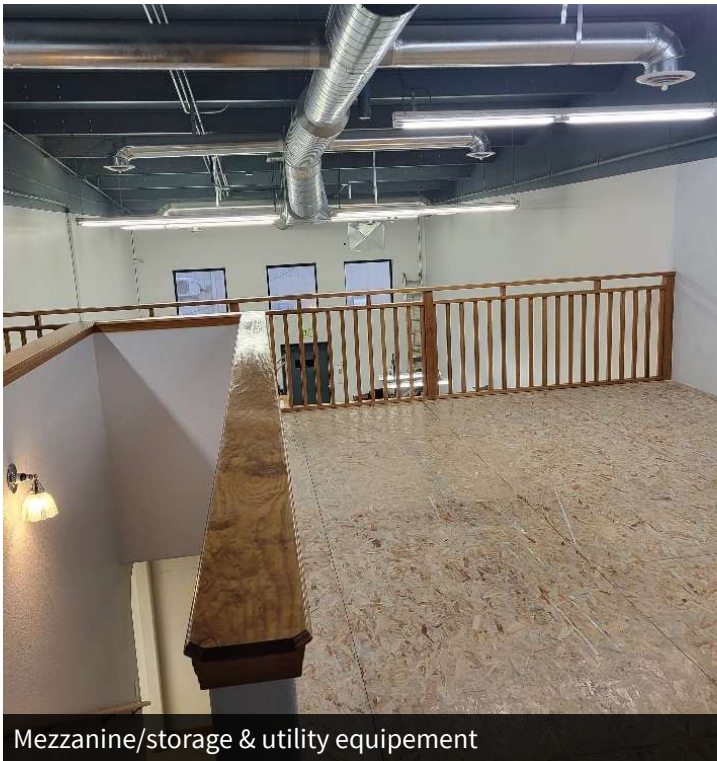
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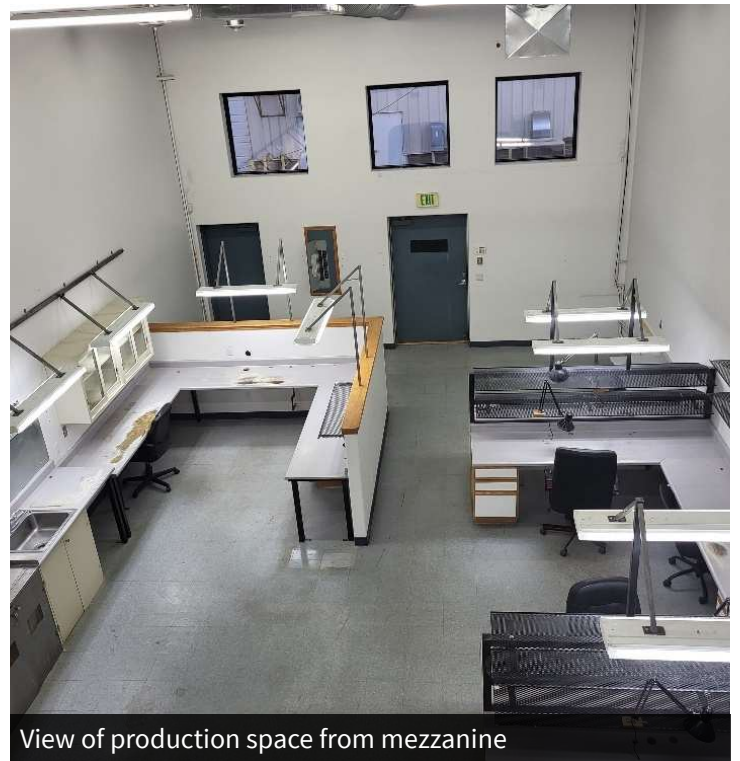
Mezzanine office suite



Mezzanine office suite



Mezzanine/storage & utility equipment



View of production space from mezzanine

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View of production area from rear of unit



Two rear doors to unit production area, potential for 9' - 10' wide overhead door with 8' - 14' height

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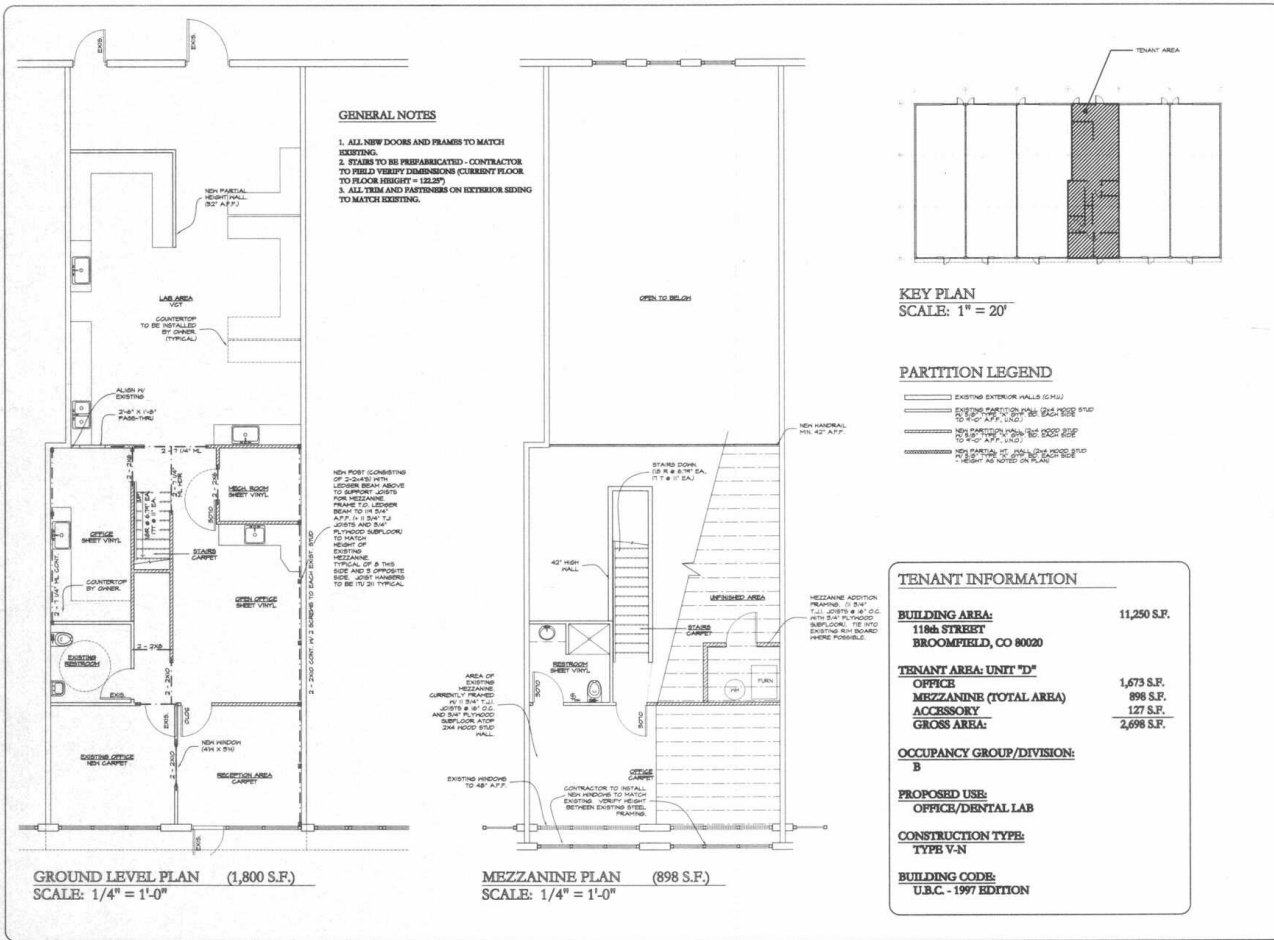
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NEW HORIZONS DENTAL LAB  
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