

This prime Broomfield industrial/flex space is ideally located with easy access to Highway 36, Highway 287, Wadsworth Parkway (CO121), and Northwest Parkway.



FOR LEASE

Industrial/Flex Warehouse Suite

11640 Teller Street , SUITE D
Broomfield, CO 80020

Available:

±3,735 SF

Lease Rate:

\$15.00/SF NNN

Generous Tenant Improvement Allowance Available

FEATURING:

MOVE-IN READY

Newer Construction (2021)

19' - 23'-6" Clear Heights in Warehouse

12' Clear Heights in Mezzanine

Large 12' x 14' overhead door

Signage Available

Mezzanine

Washer/Dryer Hookups

Private Bathrooms (3) with Shower

HVAC Throughout

208/120V—3 Phase Power

Local Ownership

For More Information
Contact Us:

Elissa Wones
EWones@TextureAssets.com
303-981-6762

FOR LEASE

PREMIER BROOMFIELD INDUSTRIAL/FLEX SUITE



SUBJECT SITE
11640 Teller Street

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself.

For More Information
Contact Us:

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303-630-9585