

# 7180 WEST 117<sup>TH</sup> AVENUE | BROOMFIELD, COLORADO 80020



## INDUSTRIAL/OFFICE FOR LEASE

From 1,514 SF - 9,057 SF

UNIT	SQUARE FEET	LOADING	DETAILS
UNIT G	7,543 SF	2 - 12' x 14' Drive-In Doors 2 - 10' x 10' Drive-In Doors 1 - 10' x 12' Drive-In Door	20% Office 200 Amps, 3 Phase 120/280 volt
UNIT G2	1,514 SF	No Loading	2nd Floor offices
UNIT G & G2	9,057 SF		



**LEASE RATE**  
Negotiable

**NNN OPERATING EXPENSES**  
\$4.43/SF

**CLEAR HEIGHT**  
17' 6"

### PROPERTY HIGHLIGHTS

- Above Standard Energy Efficient Insulation lowers utility costs
- New roof with 20 year warranty installed in 2015
- South facing loading

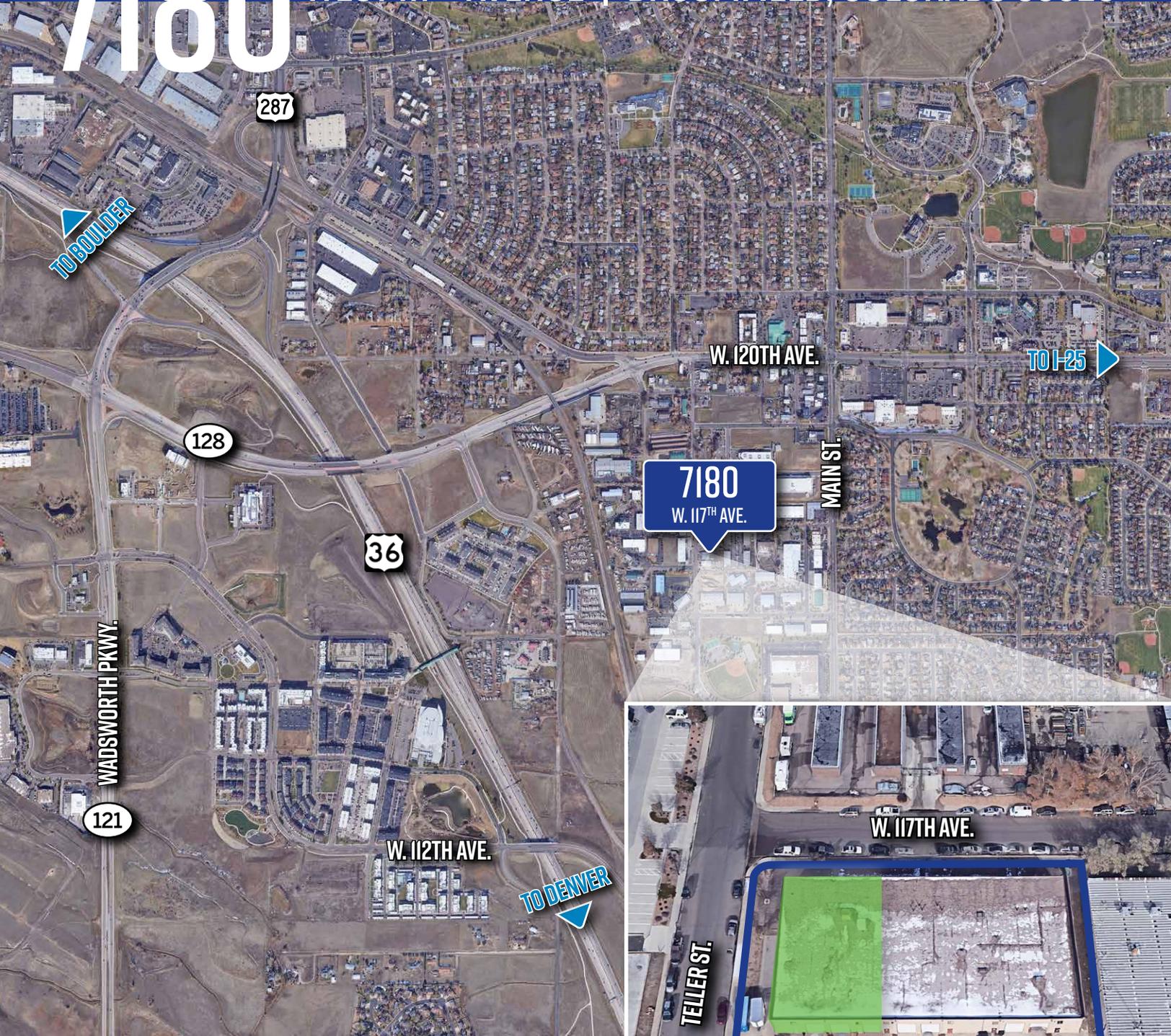


Offered Exclusively By:

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## CONTACT



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