



For Sublease

6901 W 117th Avenue | Broomfield, CO 80020



Property Facts

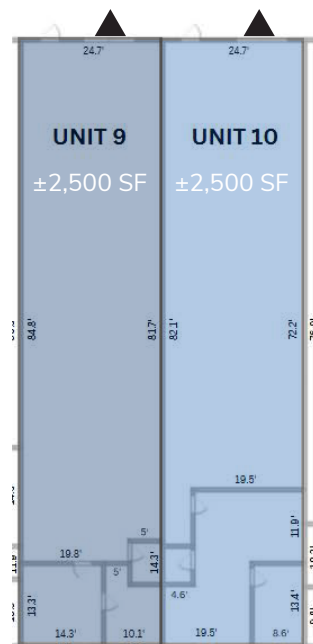
Building SF	35,000 SF
Rentable SF	Unit 9: ±2,500 SF Unit 10: ±2,500 SF
Office SF	Unit 9: ±325 SF Unit 10: ±493 SF
Clear Height	14'-16'
Loading Doors	Unit 9: 1 Drive-In Unit 10: 1 Drive-In
Zoning	I-1
Power	120/208v AC 3 phase 150amps
YOC	1974
City/County	Broomfield/Broomfield
OpEx	\$4.96/SF (2025)
Sublease Term	Through 4/30/2027
Sublease Rate	Contact Broker

Industrial Warehouse Space ±5,000 SF

**Sublease Term
Through 4/30/2027**

Property Highlights

- Move-in ready space for immediate occupancy
- Two private offices
- Convenient rear drive-in access
- Shop sink in warehouse



Floor Plan

▲ Drive-In Doors

For Sublease Information, please contact:

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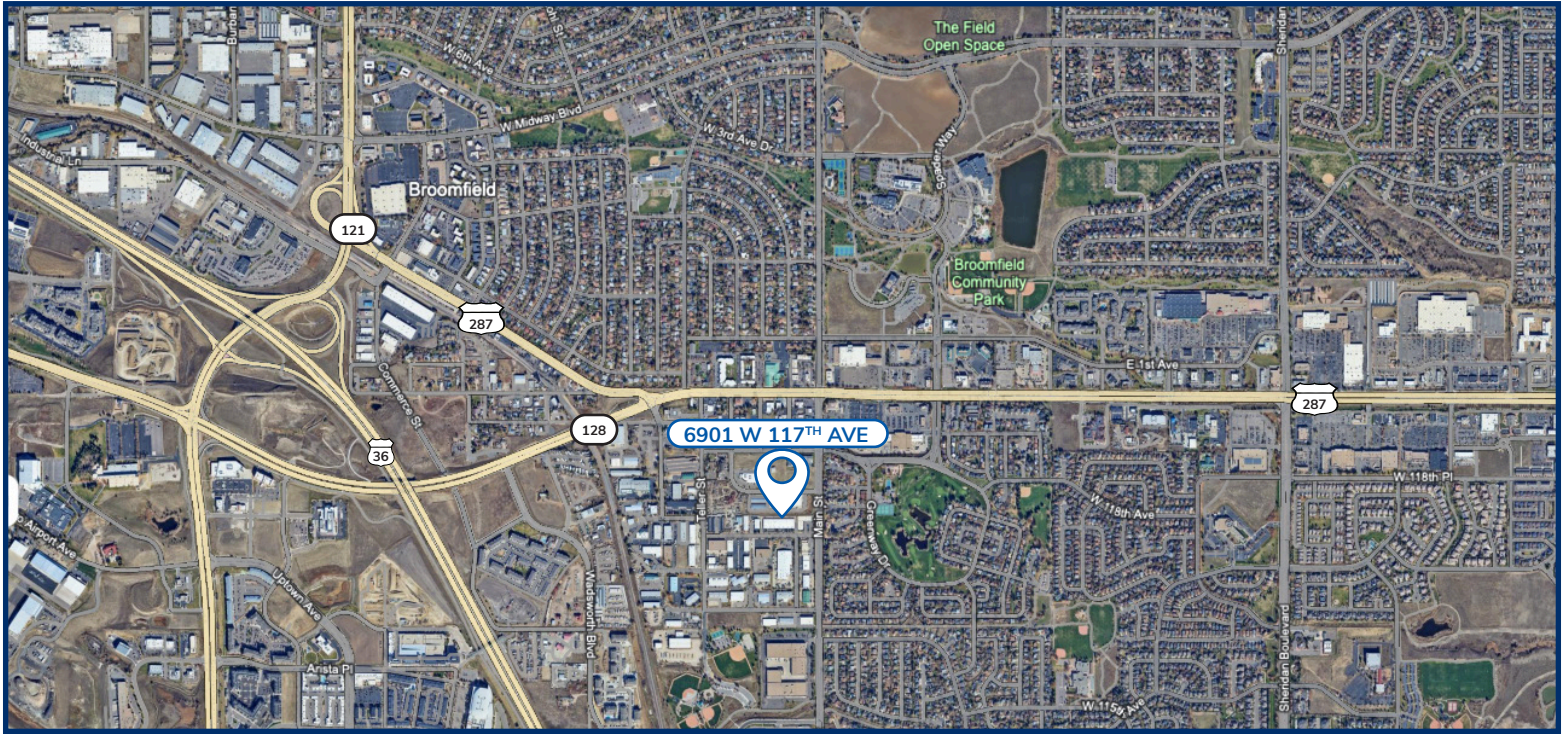
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Aerial Map



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