

FOR SALE



Off-Site Garages

2364 Industrial Ln #204
Broomfield, CO 80020



Ryan Beckenhauer

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Property Summary

2364 Industrial Ln, #204, Broomfield, CO 80020

FOR SALE



VIDEO

PROPERTY DESCRIPTION

The ideal setup for car collectors, small business owners, and RV/Class A storage

Size: 1,600 SF (50' x 32')

Clear Height: 18' – 24'

(2) Overhead Doors: 14' Wide x 14' Tall and 10' Wide X 14' Tall

Price: \$485,000

Gated + Monitored Community

Clubhouse Access (bathroom, water + WiFi)

RV Dump On-Site

FREE Community Vacuum

Snow Removal + Trash Included

No water in unit

OFFERING SUMMARY

Sale Price:	\$485,000
Number of Units:	1
Lot Size:	1,600 SF
Building Size:	1,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	122	794	4,016
Total Population	203	1,567	8,395
Average HH Income	\$105,673	\$107,573	\$107,479

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Additional Photos

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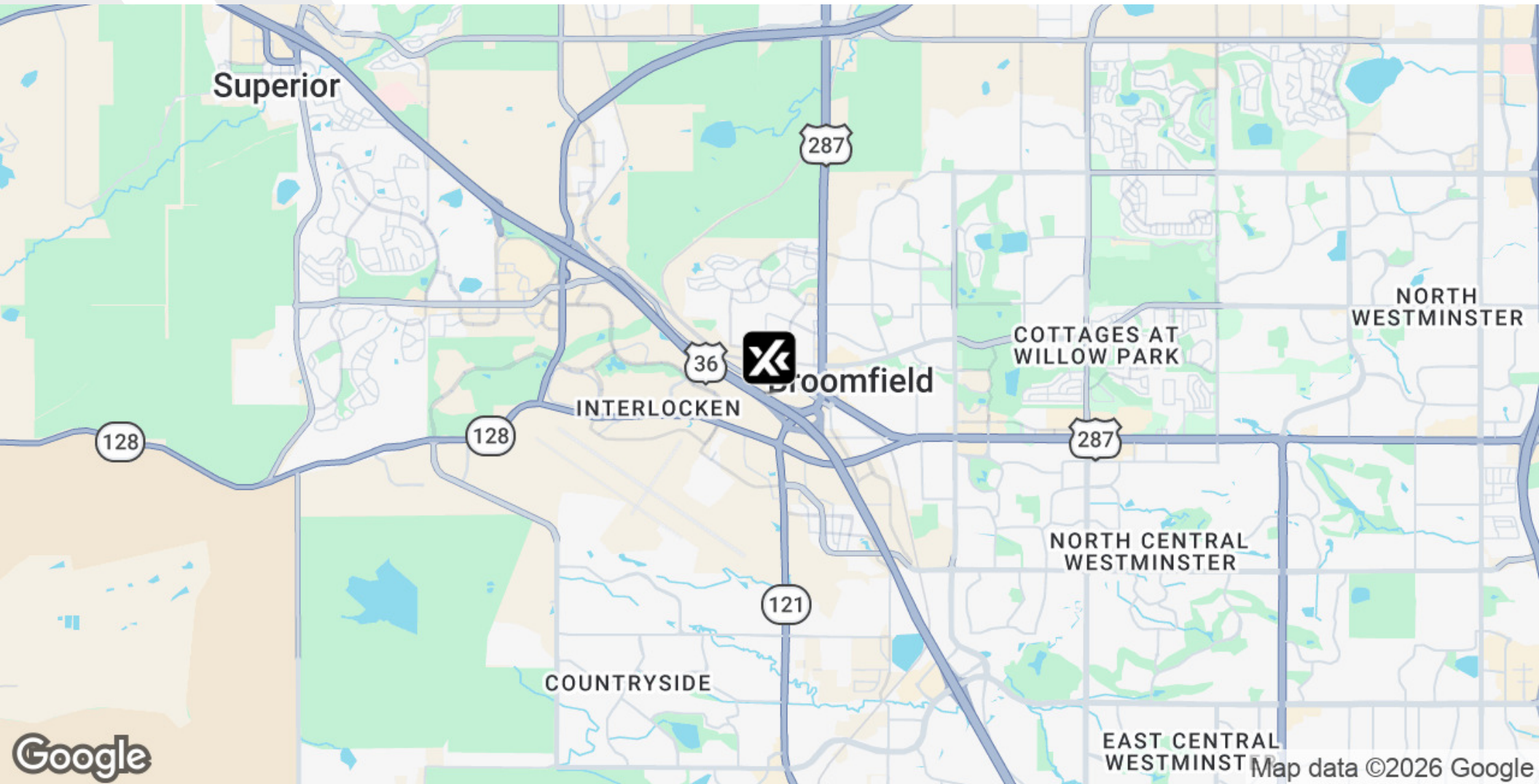


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Location Map

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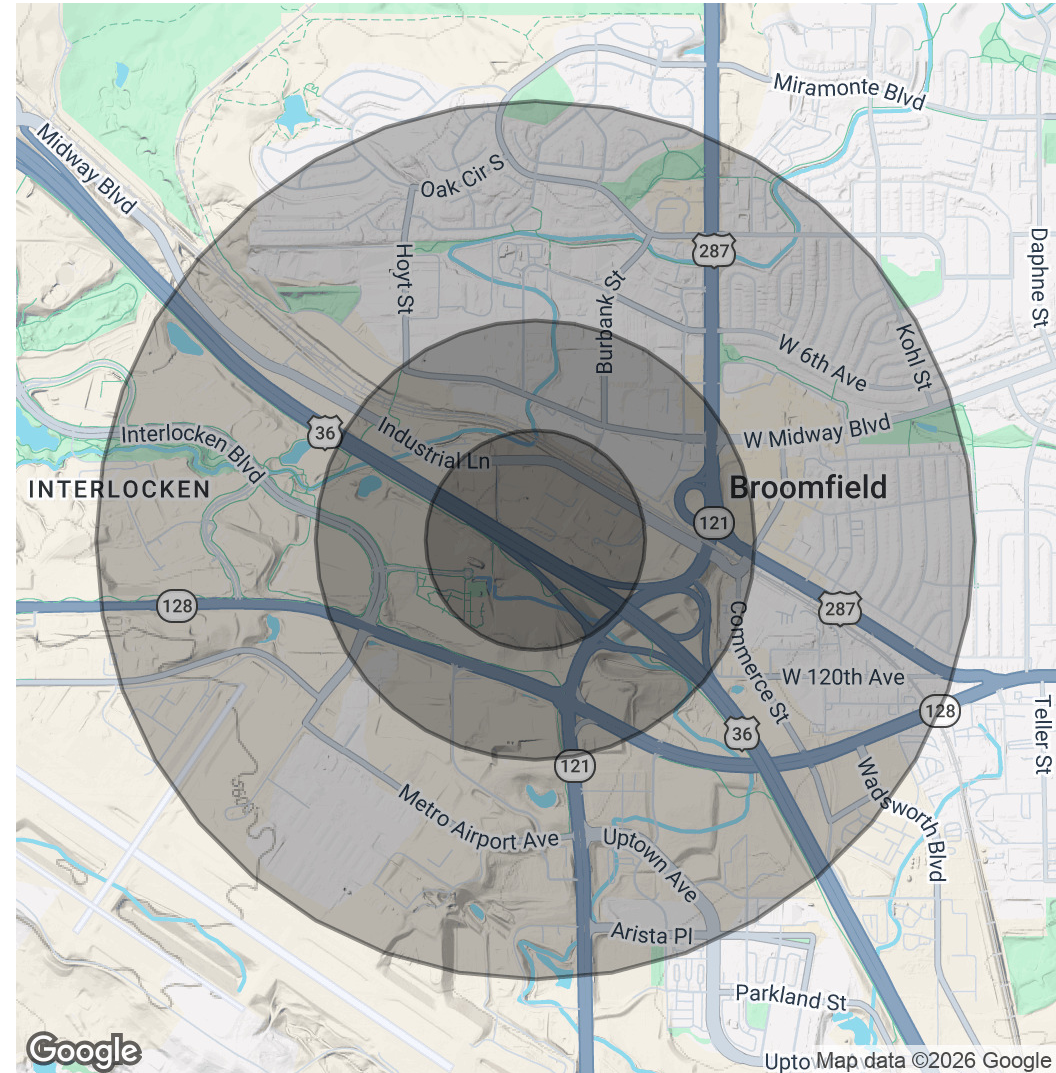
Demographics Map & Report

2364 Industrial Ln, Broomfield, CO 80020

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	203	1,567	8,395
Average Age	34.4	32.4	34.5
Average Age (Male)	33.0	32.1	34.9
Average Age (Female)	37.1	32.8	34.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	122	794	4,016
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$105,673	\$107,573	\$107,479
Average House Value	\$475,594	\$515,440	\$532,788

2023 American Community Survey (ACS)



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