



1 Park Street

Broomfield, Colorado 80020
Year 1 Introductory Rate \$8.00 - \$9.00 Sq/Ft



Industrial / Flex Space for Lease
Ideal for Food Distribution Facility



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Summary

Unit D	3,925 sq/ft	Year 1 Introductory Rate \$8.00 NNN Year 2 \$11.00 NNN Year 3 \$12.00 NNN (3 Year Minimum Lease Term)
Unit F	4,987 sq/ft	Year 1 Introductory Rate \$9.00 NNN Year 2 \$13.00 NNN Year 3 \$14.00 NNN (3 Year Minimum Lease Term)

Expenses \$9.75 sq/ft (not including utilities) .

- Clean warehouse spaces with Dock-High loading ideal for food distribution. 10' - 12' ceiling height. Fully sprinklered.
- Unit D is fully-conditioned warehouse/ flex space with a dock door, private side entrance, and entry access through the main lobby. Possible to add a drive-in if needed.
- Unit F has an enclosed reception area or office, two closed-door office or work rooms and open flex space with a dock-door. The space is fully-conditioned and features a triple-sink and FRP wall coverings in a production area. Option to expand this space to 5,332 SF.
- The building features a newly renovated common lobby, kitchen/ breakroom, and restroom with showers. 120/208V 3-phase power with two 400 amp main disconnects and fully sprinklered.
- The property was recently remodeled including a new roof, new entry ramp and lobby, resurfaced parking lot, landscaping and exterior paint.

Lobby



Unit F



Unit F



Unit D



