



3400 Industrial Lane

Broomfield, Colorado 80020

Year 1 Introductory Rate \$9.50 sq/ft

Warehouse/Office/Retail for Lease

Unit 7A 2,495 sq/ft

Unit 11D 5,570 sq/ft



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2,495 SF
7A

Loading
Dock

5,570 SF
11D

Industrial Lane

Hwy 36

- Operating expenses include Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal (\$9.00 sq/ft).
- Year 1 Introductory rate \$9.50 NNN | Year 2 \$12.00 NNN | Year 3 \$12.50 NNN (3 Year Minimum Lease Term) 3% Annual Increase Thereafter.
- Zoned L-1. Uses include office/ retail/ warehouse/ manufacturing / gym or other similar.
- Located on the US West Corridor Urban Renewal Program.
- Unit 7A - Large open office, warehouse or retail showroom, reception area, two closed door offices, private bathroom and kitchen. Access to shared loading dock with leveler Ceiling 10' 2" clear height.
- Unit 11D - Open warehouse with 3 office spaces, 10' roll up door, 16' 11" clear height.



Lobby



Lobby

Details

Unit 7A
Retail | Warehouse | Office

Approx. 2,495 sq/ft

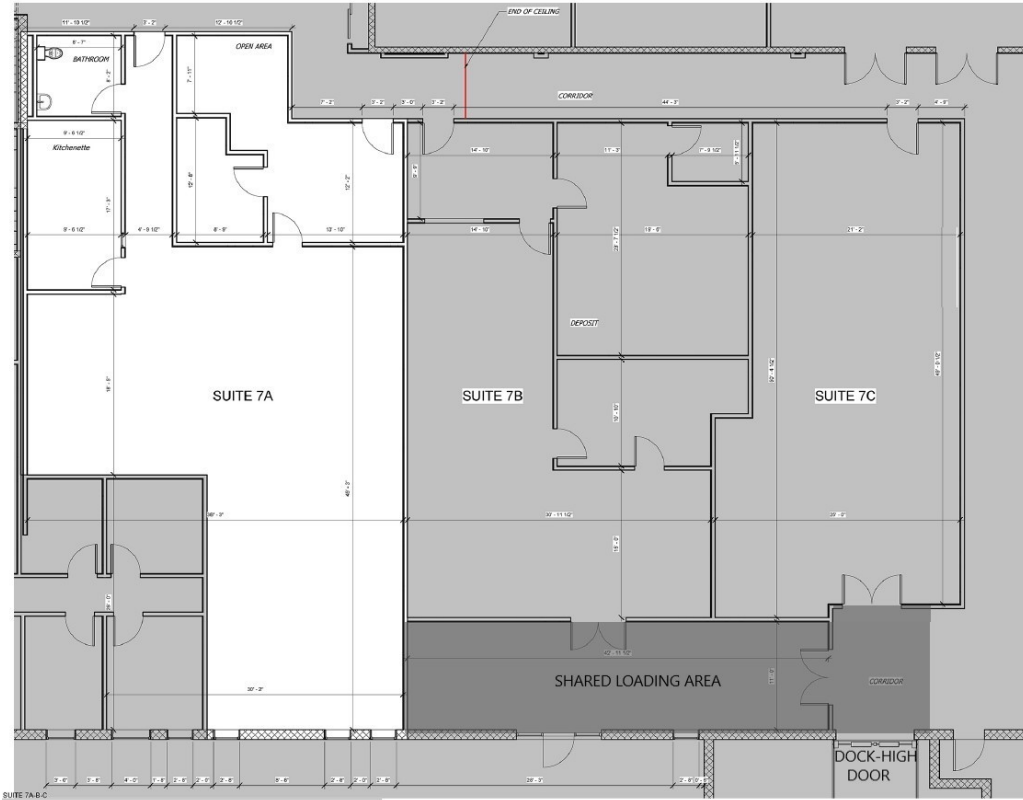
\$9.50 | NNN

Unit 11D
Retail | Warehouse

Approx 5,570 sq/ft

\$9.50 | NNN

Floor Plan Unit 7A



Open Office



Reception/Waiting



Shared Dock Access



Industrial Lane

