

Midway36

BROOMFIELD, CO

Up to $\pm 509,164$ Square Feet Across 11 Buildings



Connect Faster with
Better Efficiency.

www.midway36.com

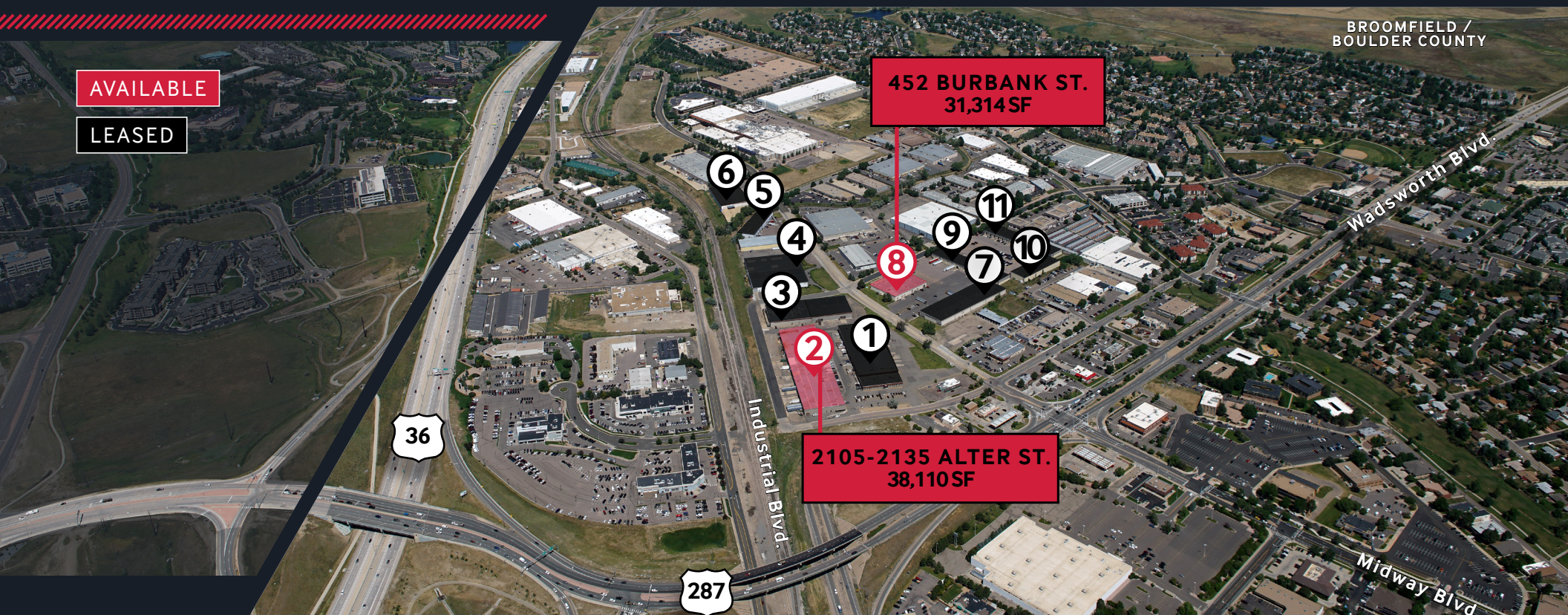
 CUSHMAN &
WAKEFIELD

LIGHTSTONE
Logistics

BROOMFIELD /
BOULDER COUNTY

AVAILABLE

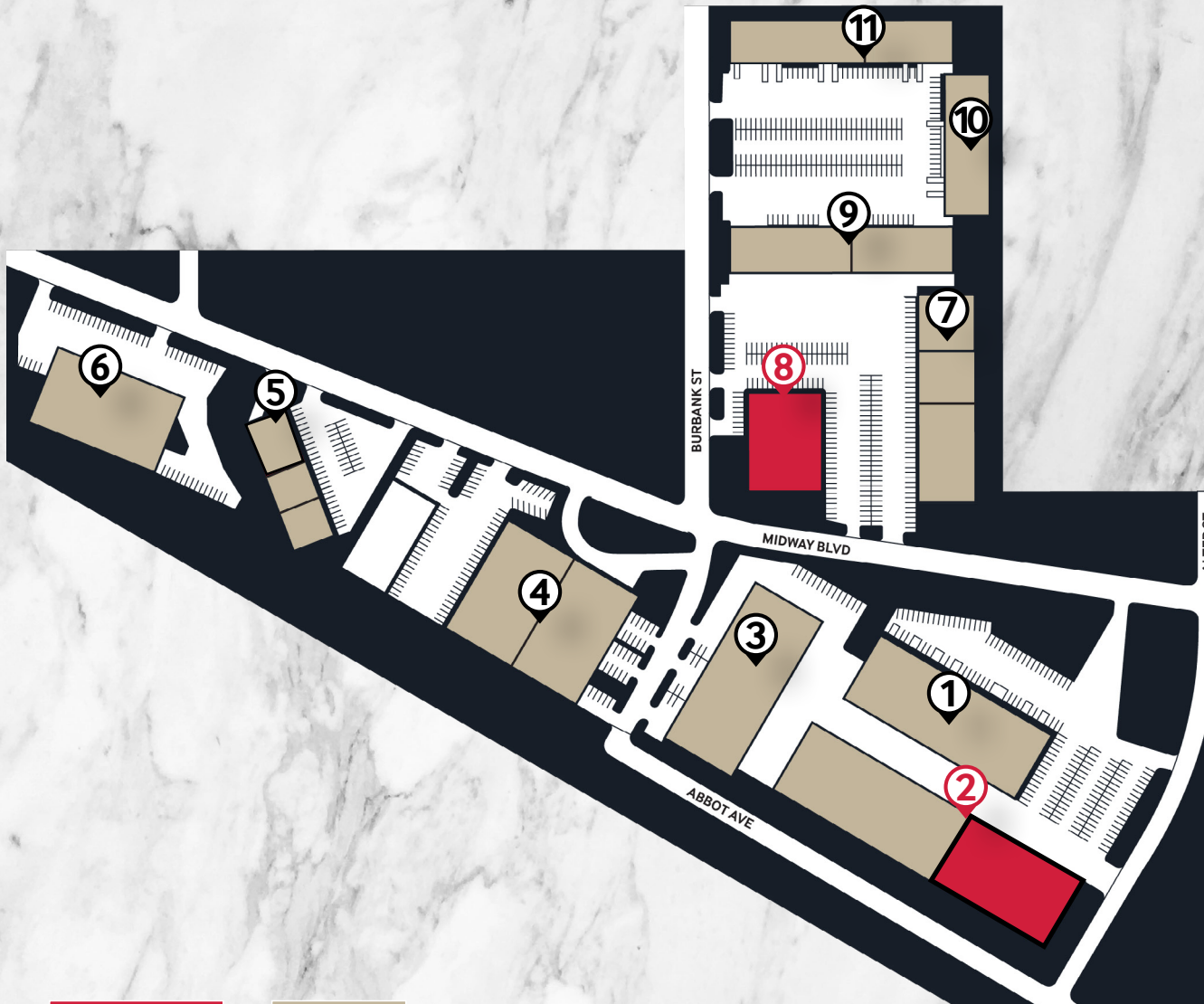
LEASED



Prime Location with Endless Potential.

Midway36 offers a prime opportunity for industrial businesses to establish a strong presence in one of Colorado's fastest-growing markets. Strategically located in Broomfield along U.S. Route 36, only 20 minutes from Boulder and Downtown Denver and less than 30 from Denver International Airport, Midway36 offers seamless multimodal connectivity, making it a top location for businesses looking to expand their reach.

Site Plan



Property Address	SF
① 2100 W. Midway Blvd.	Leased
② 2105-2155 Alter St.	±38,110 SF
③ 400 Burbank St.	Leased
④ 2300 W. Midway Blvd.	Leased
⑤ 2380 W. Midway Blvd.	Leased
⑥ 2400 W. Midway Blvd.	Leased
⑦ 2275 W. Midway Blvd. Unit C	Leased
⑧ 452 Burbank St.	±31,314 SF
⑨ 500 Burbank St	Leased
⑩ 510 Burbank St	Leased
⑪ 520 Burbank St	Leased

AVAILABLE

LEASED

2105-2135 Alter

BROOMFIELD, CO



Direct Access to U.S.
Route 36 and 287



Mezzanine
Office Space



High Ratio of DH and DI
Loading Doors

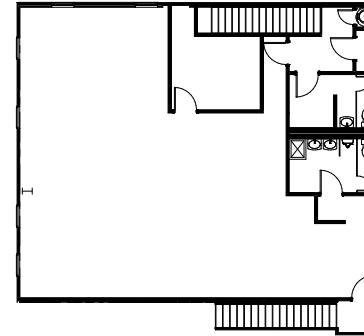


Low Operating
Expenses

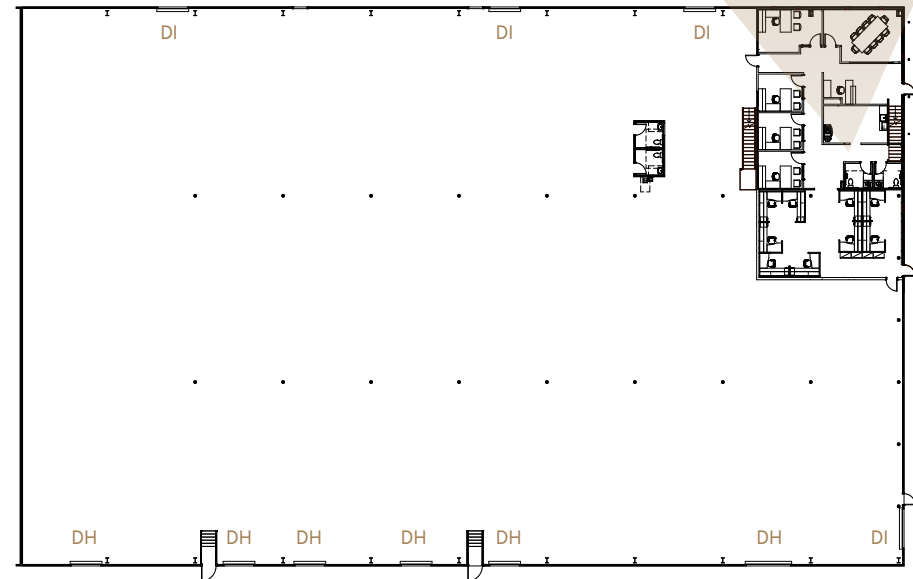
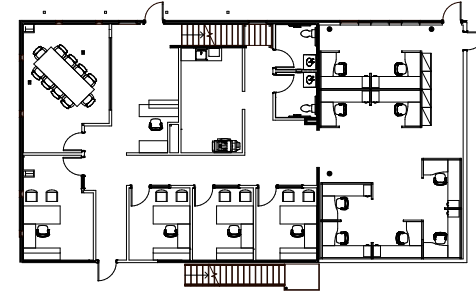
Available	±38,110 SF
Office Area	±4,914 SF (1st Floor 2,942 SF & Mezzanine 1,972 SF)
Clear Height	±18' - 20'
Column Spacing	±50' - 24' (typical)
Warehouse Lighting	LED
Loading	6 dock high, 4 drive-in
Sprinkler System	Yes
Electrical	400 amps, 480 volts, 3-phase (To be verified by an electrician)
Zoning	I-2 (City of Broomfield)
NNN Expenses	2026 \$4.18/SF
Lease Rate	Contact Broker

DI = Drive-Ins DH = Dock-High

Mezzanine 1,972 SF



1st Floor Office 2,942 SF



452Burbank

BROOMFIELD, CO



Heavy Power



Evaporative Cooler
in Warehouse



Two-Story Office
with View



Direct Access to U.S.
Route 36 and 287



Ample Parking



Monument
Signage Available



Make-Ready Space
Upgrades Complete



Low Operating
Expenses

Available ±31,314 SF

Office Area ±9,500 SF

Clear Height ±14'10" - 16'9"

Loading
6 Dock-High Doors with Levelers
(1 - Half Dock, 3 - 10'x8', 1 - 8'x10', 1-10'x12')
1 Drive-In Door (10'x8')

Sprinkler System Yes

Zoning I-2 (City of Broomfield)

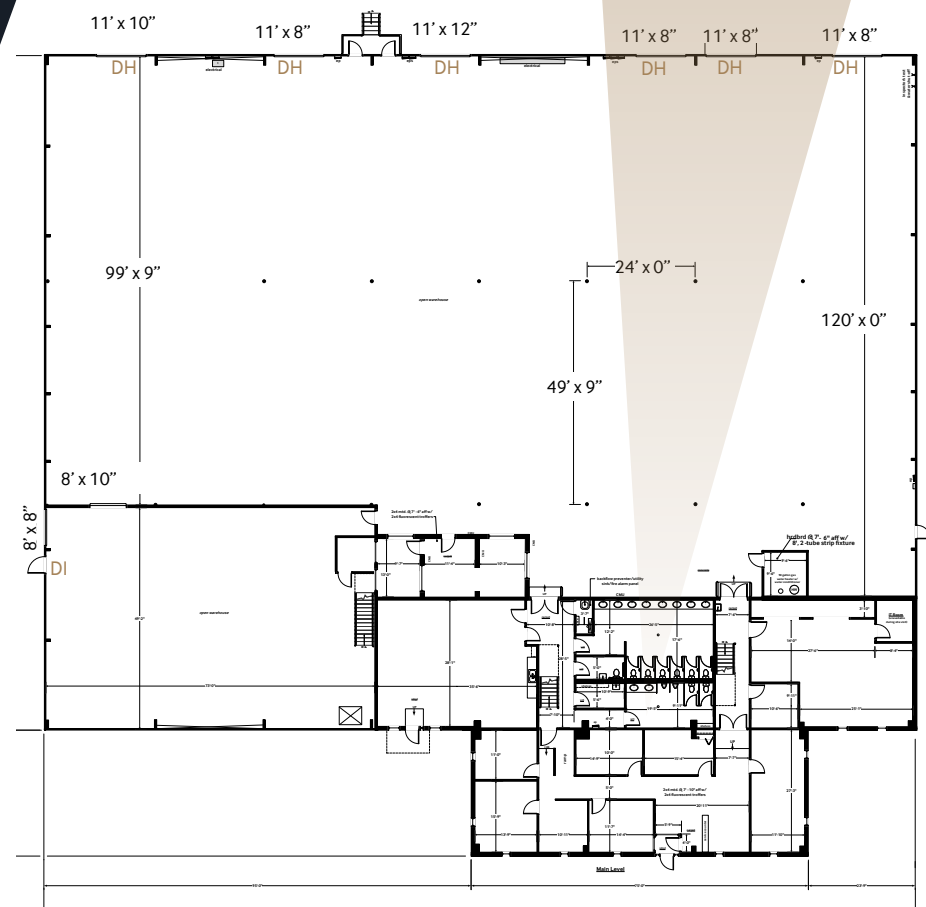
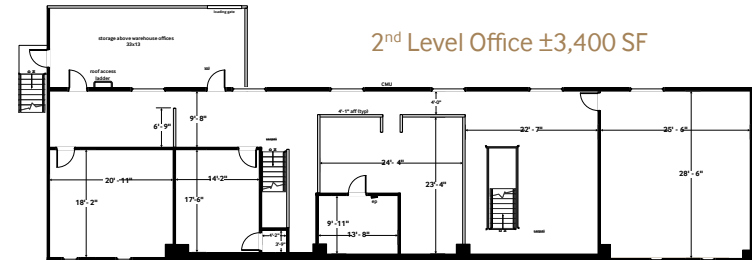
Electrical
1200 Amp, 480/277 3 phase, 4 wire
(To be verified by an electrician)

NNN Expenses ±\$6.56/SF

Lease Rate Contact Broker

DI = Drive-Ins DH = Dock-High

[Click to View](#)



452 Burbank Blvd. Broomfield, CO



Destinations

Downtown Denver: 21 minutes (14 miles)
Boulder: 18 minutes (12 miles)
BNSF Intermodal: 20 minutes (14 miles)
Union Pacific Intermodal: 30 minutes (17.1 miles)
Denver Int'l Airport: 29 minutes (31 miles)

Access

U.S. 287: 1 minute (0.2 miles)
U.S. 36: 2 minute (0.6 miles)
Interstate 25: 17 minute (13 miles)
Interstate 70/76: 20 minute (11 miles)

Amenities & Infrastructure



Denver

Boulder

BNSF

Union Pacific

Corporate
Neighbors

Retail

Global Reach, Local Advantage.

Midway36 offers access to a highly skilled and intellectual workforce, along with improved logistics that **reduce transportation costs** and boost **supply chain efficiency**. Its strategic location between Boulder and Denver allows businesses to serve both markets while enjoying lower operating expenses.

Labor & Demographics

Within 20 Miles:

\$50,338

AVG. SALARY

208,270

BLUE COLLAR EMPLOYMENT

2.7%

UNEMPLOYMENT RATE

58,479

TRANSPORTATION & WAREHOUSE WORKERS

1,793,153

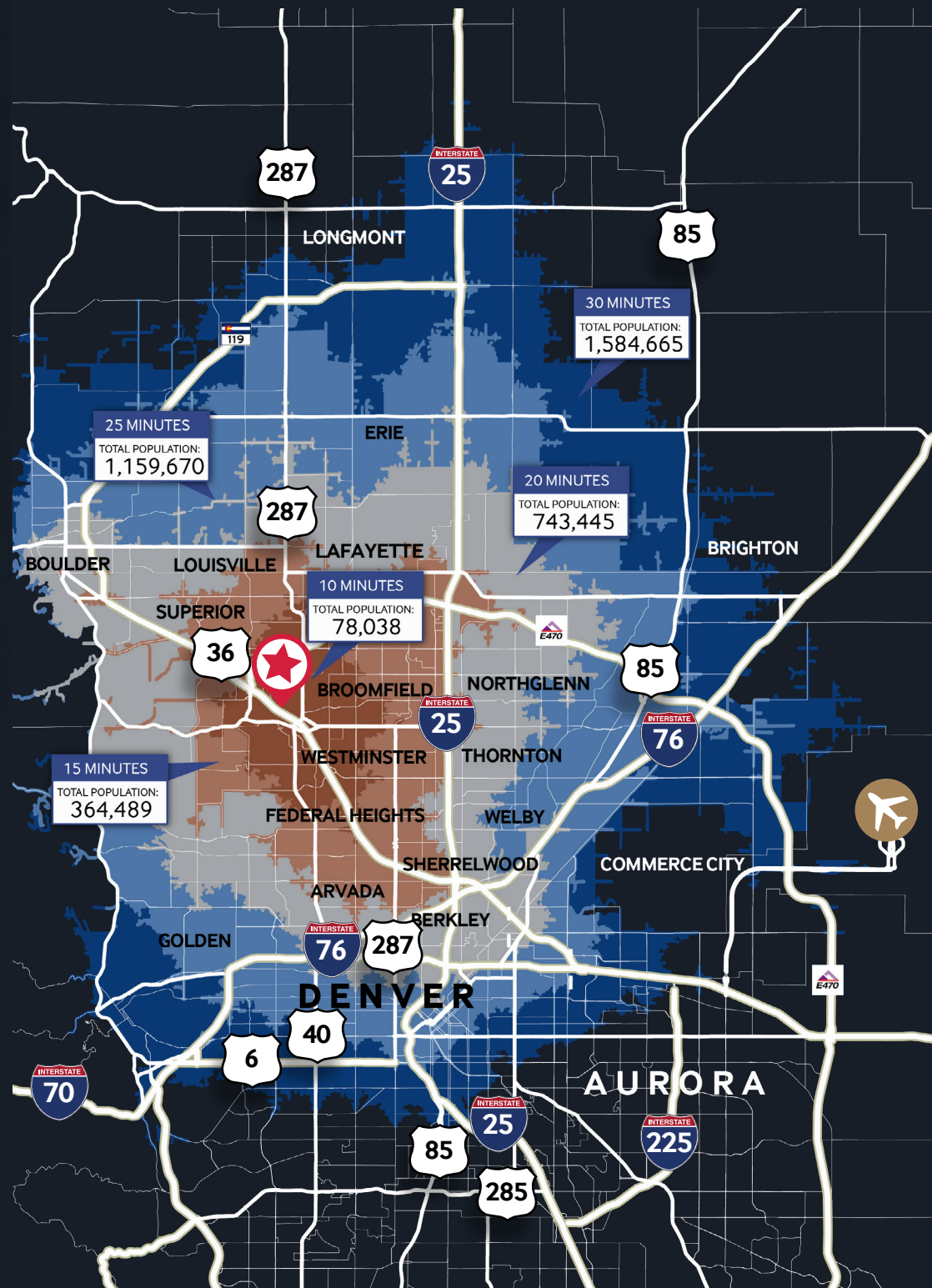
LABOR FORCE

877,281

WHITE COLLAR EMPLOYMENT

20 miles

Annual Population Growth Rate	0.73%
Population	2,339,382
Local Households	940,952
Labor Force	1,793,153
Median Household Income	\$136,907
Median Age	36.3
Average Household Size	2.44
Median Home Value	\$714,375





Why Choose Colorado?



Influx of Talent

#2 Most Highly Educated Workforce in the United States. (U.S. Census Bureau, 2017)

Top States for Colorado Net In-Migration: CA, TX, NM, GA, & VA

#3 Fastest Growing State this Decade (2019 U.S. Census)



Top Ranking

#1 State for the Best Economy (U.S. News and World Report, 2017, 2018, 2019)

#1 State for Workforce (CNBC, 2022)

#1 Top City Stem Job Growth Index (STEMdex, 2021)



Demographic Profile

Metro Denver Population: 3M (Metro Denver EDC)

48% Between 20 & 54 Years Old



Globally Connected

Largest International Airport in the U.S. (Denverite, 2023)

3rd Busiest Airport in the U.S and the World (June 2022, ACI Data Source)

200+ Destinations

20+ International Destinations

Mountain Time Zone allows for same-day communications with both Western Europe and East Asia

Midway36

BROOMFIELD, CO

www.midway36.com



Lightstone operates across all sectors of the real estate industry as an investor, developer, lender, operator, and owner. Leveraging over 30 years of experience, Lightstone identifying opportunities others may overlook and transforming them into above-market returns through a combination of **intuition, rigorous research, and meticulous analysis**. Whether through acquiring and improving existing properties or creating unique developments from the ground up, Lightstone consistently delivers exceptional results.

For More Information, Please Contact:

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