

452Burbank

BROOMFIELD, CO



452 BURBANK ST.
31,314 SF



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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 ±\$4.39/SF

Lease Rate Contact Broker

DI = Drive-Ins DH = Dock-High

2nd Level Office ±3,400 SF



MATTHEW TRONE, SIOR

Executive Director

+1 303 619 9487

matt.trone@cushwake.com

STEVE HAGER

Executive Director

+1 303 813 6446

steve.hager@cushwake.com

JOEY TRINKLE

Director

+1 303 312 4249

joey.trinkle@cushwake.com

