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# LIGHT INDUSTRIAL SPACE FOR LEASE

**2750 INDUSTRIAL LANE  
 BROOMFIELD, COLORADO 80020**

Welcome to 2750 Industrial Lane, Broomfield, CO 80020, a premier light industrial space for lease. Strategically located with high visibility from US36 and easy access to North Metro Denver's major arterials, this property features a 12'x14' drive-in overhead door, a spacious warehouse, and an estimated 25% office space. With in-suite restrooms, mezzanine space (not included in the square footage), and I-2 zoning, this locally owned and managed property is ideal for businesses seeking convenience and connectivity, complemented by nearby off-street paved bike trails and the US36 Bikeway.

**Call us for more information and to set up a tour.**



**VIRTUAL TOUR**  
<https://youtu.be/STU0tqXvLd0>

## TERMS

Unit A Size:	13,397 SF
Lease Rate:	\$8.25 / SF / NNN
Expenses:	\$3.80 / SF (Est. 2025)

## PROPERTY FEATURES

- **Unit A Loading:** One 12'x14' drive-in overhead door
- **Clear Height:** 20-24 feet
- **Electrical Power:** 300amps/480v/3phase (TBV)
- **Fire Sprinklers:** ESFR
- Unit A has approximately 25% office space
- Large open warehouse areas
- In-suite restrooms
- Unit A has a mezzanine for additional storage or offices (not included in the square footage)
- High visibility from US36
- Strategic access to North Metro Denver arterials
- Proximity to off-street paved bike trail and US36 Bikeway
- I-2 zoning for flexible use
- Locally owned and managed

## FLOOR PLAN



**VIRTUAL TOUR**  
<https://youtu.be/5TU0tqXvLd0>

## INDUSTRIAL LANE

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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