

6901 WEST 117TH AVE

6901 W 117th Ave
Broomfield, CO 80020

Industrial Space For Lease



For Leasing Information, contact:

Mark Dwyer
303.877.1620
mdwyer@lpc.com

Carlo Kemp
303.596.2054
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Lincoln

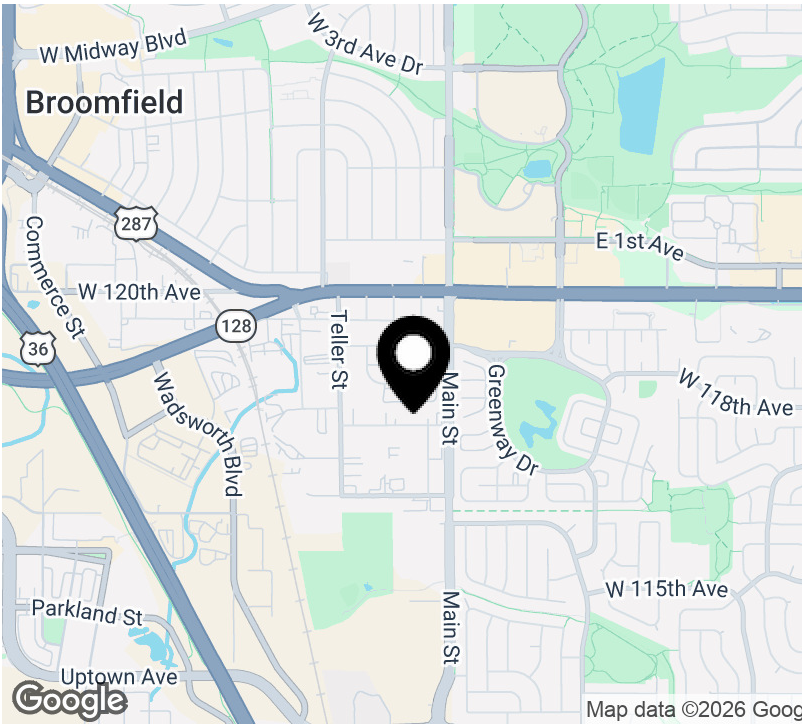
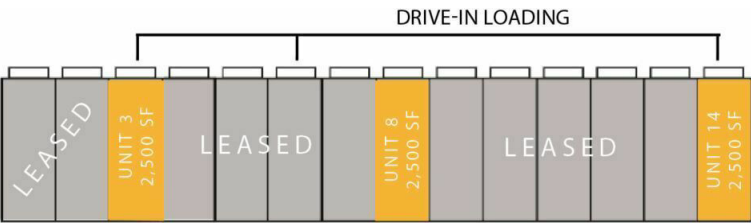
2000 S Colorado Blvd
Tower 3, Suite 825
Denver, CO 80222

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Property Highlights

- Building Size: 35,000 SF
- Drive-in Loading
- Zoning: I-1
- Date Built: 1978
- Clear Height: 14’ – 16’
- Drive-In Doors: 1 grade level drive-in door per unit
- Parking Ratio: 0.60/1,000 SF
- Lease Rate: Negotiable
- 2026 Expenses: \$5.47 (estimated)
- Access: 120th Avenue, US-36, US-287, and DIA

Availabilities	SF	Lease Rate	Date Available
Unit 3	2,500 SF	\$13.00 NNN	Now
Unit 8	2,500 SF	\$13.00 NNN	Now
Unit 14	2,500 SF	\$13.00 NNN	Now

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