

7000 NORTH BROADWAY, DENVER, COLORADO 80221
SUITE 102 | 2,035 SF



AVAILABLE AUGUST 2026



LIGHT INDUSTRIAL SPACE WITH SUPERIOR HIGHWAY ACCESS **FOR LEASE**

Situated at the northeast corner of 70th and N. Broadway, the property offers high visibility and great access to major highways US-36, I-25, I-76 and I-270.



PROPERTY FEATURES

- Prime access and high visibility at the confluence of I-25, I-76 and US 36
- Functional floor plans and design
- Wet Fire Sprinkler System
- Zoning: LI - Light Industrial
- Construction Type: Steel frame with concrete block tilt
- Year Built: 1979
- Clear Height: 12'-13'
- High speed Internet access available
- Parking Ratio: 3 per 1,000
- Local, professional management

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

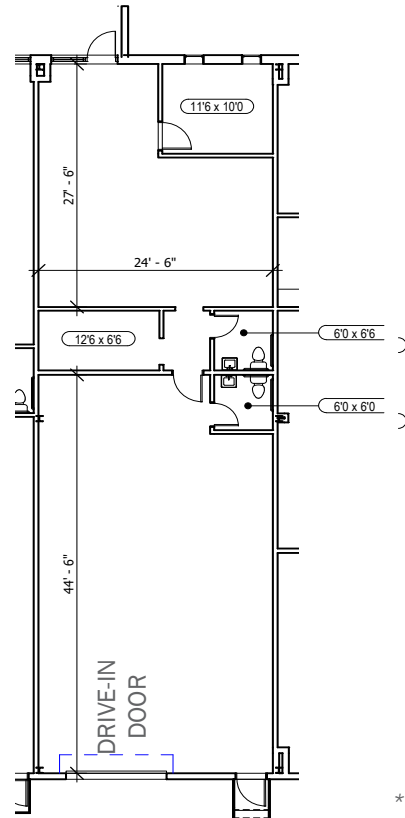
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FLOOR PLAN

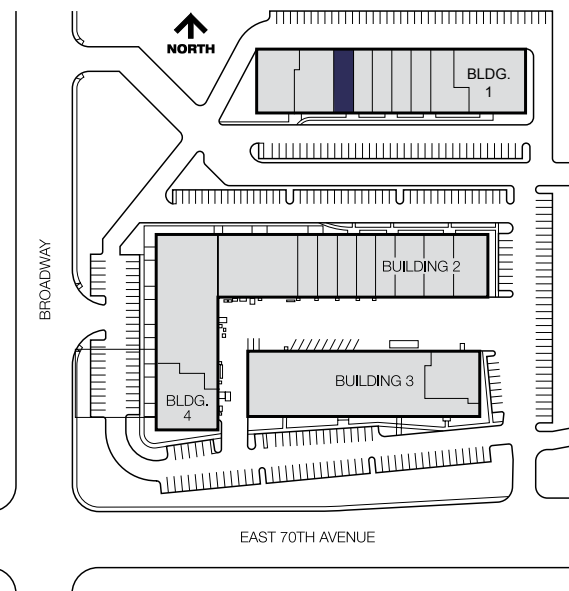
SUITE FEATURES

- Office Space: 939 SF
- Warehouse Space: 1,096 SF
- Loading: 1 drive door (ramped) 10' X 10'
- Power: 200 amps 120/208v 3-phase (to be verified)
- Clear Height: 12'
- Great access to major highways US-36, I-25, I-76 and I-270



*Plan not to scale

SITE PLAN



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