

# 6901 WEST 117<sup>TH</sup> AVENUE

BROOMFIELD, CO 80020

3 UNITS AVAILABLE: 2,500 SF EACH



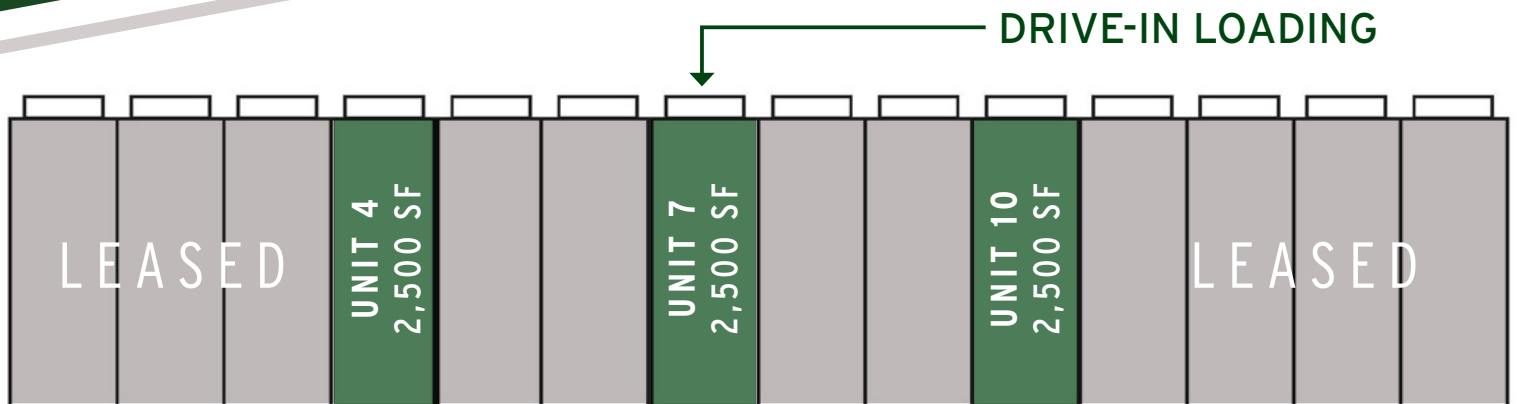
CONTACT FOR LEASING:

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# PROPERTY DETAILS

Building Size	35,000 SF
Available	Unit 4: 2,500 SF Unit 7: 2,500 SF Unit 10: 2,500 SF
Building Details	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	\$9.75/SF NNN
2020 Expenses	\$3.73 (estimated)
Access	120th Avenue, US-36, US-287, and DIA



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