

6901 WEST 117TH AVENUE

BROOMFIELD, CO 80020

2 UNITS AVAILABLE



CONTACT FOR LEASING:

MARK DWYER | 303.226.8212 | mdwyer@lpc.com

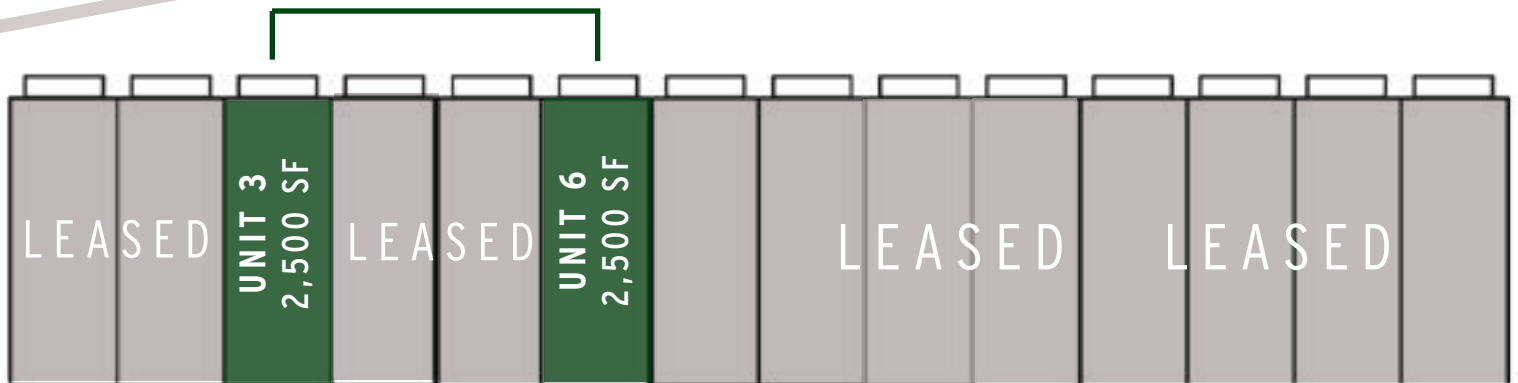
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PROPERTY DETAILS

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|------------------|--|
| Building Size | 35,000 SF |
| Available | Unit 3: 2,500 SF Unit 6: 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 | \$15.00/SF NNN |
| 2023 Expenses | \$4.45 (estimated) |
| Access | 120th Avenue, US-36, US-287, and DIA |



DRIVE-IN LOADING



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