

6901 WEST 117TH AVENUE

BROOMFIELD, CO 80020

TWO 2,500 SF UNITS AVAILABLE!



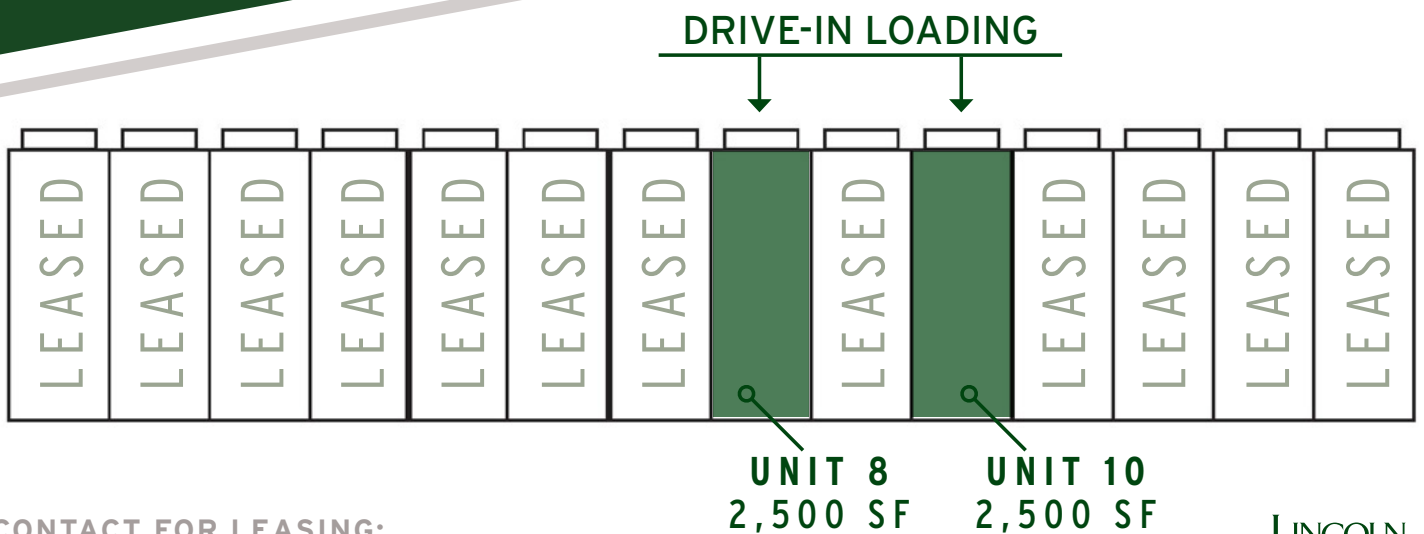
CONTACT FOR LEASING:

MARK DWYER | 303.226.8212 | mdwyer@lpc.com

LINCOLN
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PROPERTY DETAILS

Building Size	35,000 SF
Available	Unit 8: 2,500 SF Unit 10: 2,500 SF
Land Area	Drive-in Loading
Zoning	I-1
Date Built	1978
Floors	1
Clear Height	14' - 16'
Drive-In Doors	1 grade level drive-in door per unit
Parking Ratio	0.60/1,000 SF
Lease Rate	\$9.25/SF NNN
2018 Expenses	\$2.75
Access	120th Avenue, US-36, US-287, and DIA



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