



3801 Industrial Lane

Broomfield, CO

Michael-Ryan McCarty

mccarty@gibbonswhite.com

(303) 586-5939

www.gibbonswhite.com



[View Map](#)

Industrial Warehouse and Office For Sale

Sale Price	\$1,795,000 (\$169.45 / sq. ft.)
Building Size	10,593 sq. ft.
Lot Size	1.2 Acres

- Industrial Warehouse and Office Building For Sale with Excellent, High-Quality Finishes
- 50% Warehouse with 16' Clear, One 14' Drive-In Door and Two 10' Drive-In Doors
- 50% Office with Open Work Spaces and Private Offices, Showroom, and Break Area
- US 36 Frontage and Visibility with Traffic Counts of 87,000*
- Easy Access from Interlocken Blvd and Less than Two Miles to Flatirons Crossing & Rocky Mountain Regional Airport
- Zoned Under the Old Boulder Light Industrial District - Allowed Uses Include Food and Beverage Processing, Professional Office, Storage, Recreation, Veterinary, Mortuary, Day Care, Medical, Retail Sales and Service, Studios, Restaurant, Storage, Warehouse, Manufacturing
- Seller Preference to Lease Back Property at a 6% Cap Rate for 6-12 Months After Closing
- Contiguous 3.5 Acres at 4101 Industrial Ln Also Available For \$1,200,000

*AADT 2015 Estimate, Source: CoStar

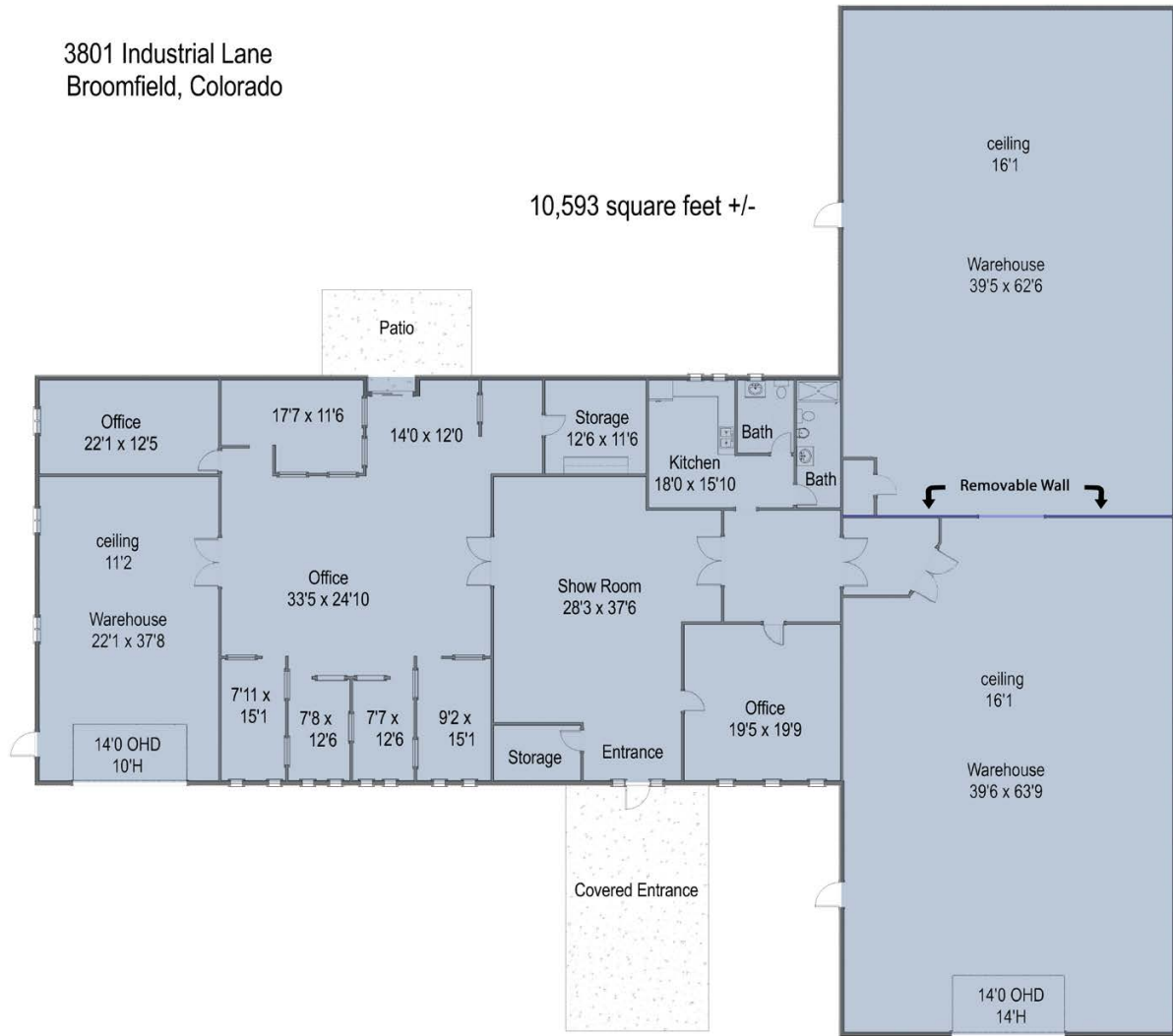
The information included has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

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10,593 square feet +/-



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