

2300 WEST MIDWAY BOULEVARD

BROOMFIELD, COLORADO 80020

WAREHOUSE/ MANUFACTURING SPACE AVAILABLE FOR LEASE

Great Broomfield
Location

For information, contact:

Frank Kelley

Senior Vice President

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CB Richard Ellis

8390 East Crescent Parkway

Suite 300

Greenwood Village, CO 80111

T 720.528.6300

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Available SF: 72,800 SF - Available January 2010

Lease Rate: \$5.00/ SF NNN

Expenses: \$1.25/SF (est.)

Loading: 7 Dock High Doors

Clear Height: 19 - 22'

Heating: Overhead Gas in Warehouse

Sprinkler: Yes - wet system

Column Spacing: 24' x 50'

Layout: Large open space with 2,500 SF of office (approx.)

Miscellaneous:

- Distribution building could be converted to manufacturing use.
- Great access to US Highway 36 via Midway; quick access to I-25 via new Northwest Parkway interchange.
- Local ownership/management.
- Outside storage potential.

**ON DRAFT
3/6/2009**

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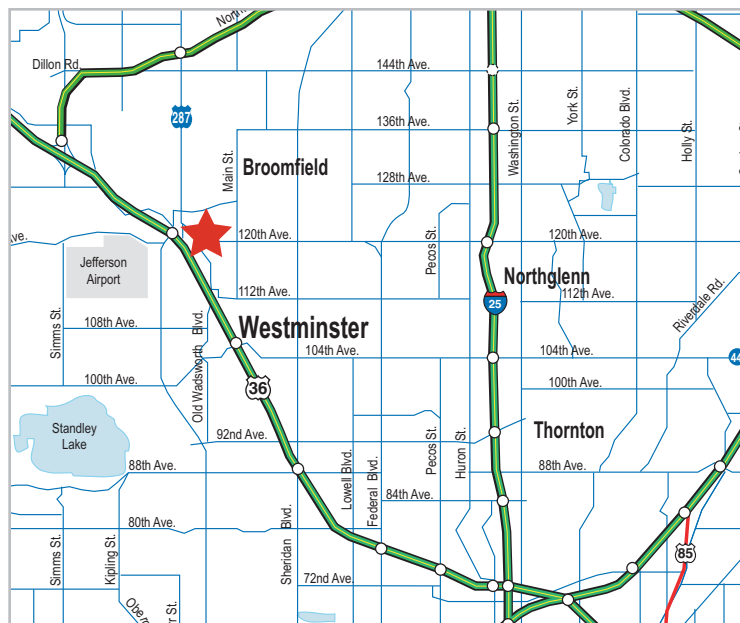
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Floorplans

ON DRAFT 2.13.09



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