DEAN CALLAN
& COMPANY INC

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WAREHOUSE SPACE FOR LEASE

2665 INDUSTRIAL LANE
BROOMFIELD, COLORADO 80020

Welcome to 2665 Industrial Lane, Broomfield, CO 80020, a premier warehouse space for lease offering 14,640 square feet of versatile functionality. Strategically located with quick access to US36 and North Metro Denver's major arterials, this property features two loading docks, a spacious warehouse, and two restrooms. With I-1 zoning, this locally owned and managed property is ideal for businesses seeking convenience and connectivity, complemented by nearby off-street paved bike trails and the US36 Bikeway.

Call us for more information and to set up a tour.

VIRTUAL TOUR
https://youtu.be/5J9z8Z3u2_0

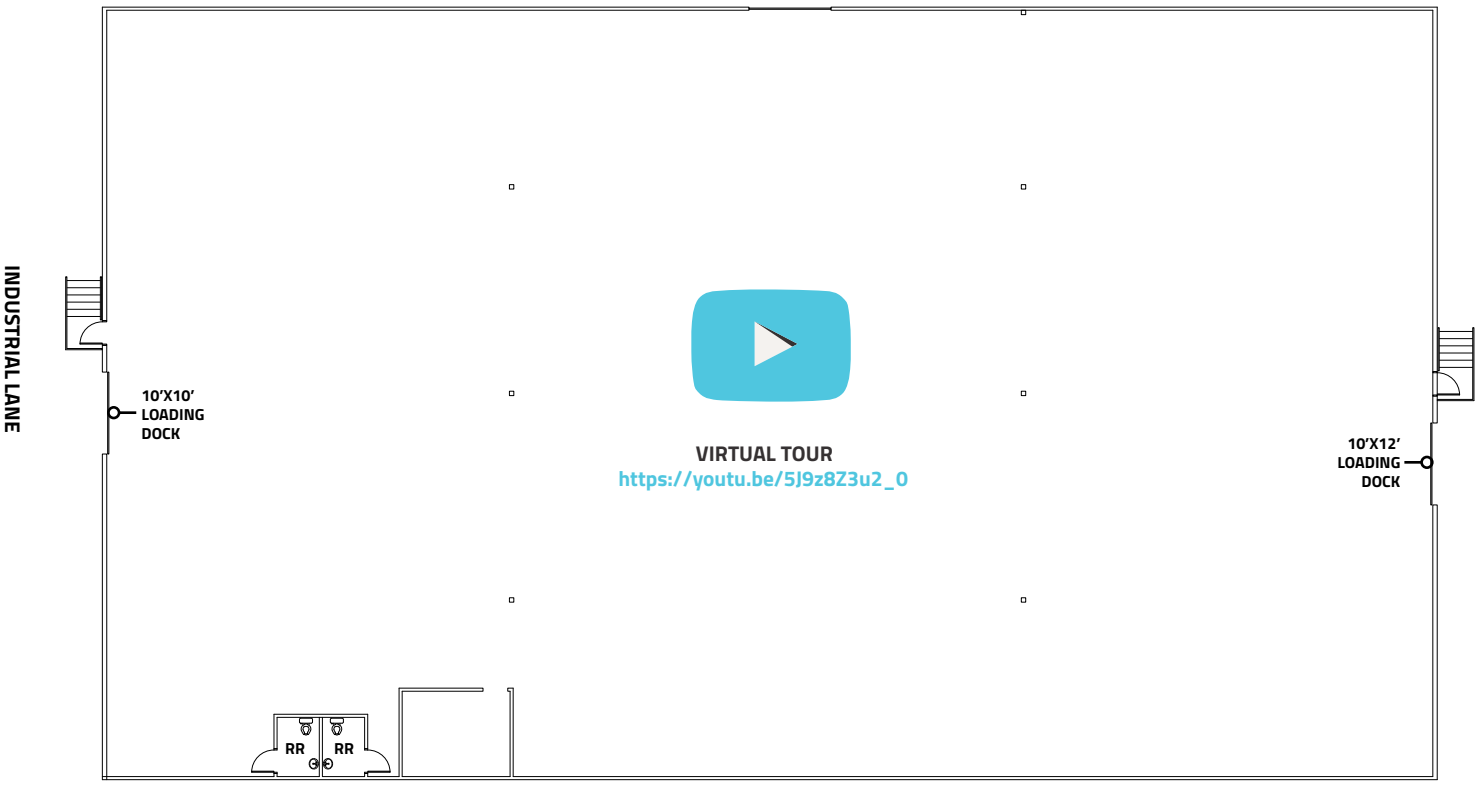
TERMS

Available Space:	14,640 SF
Lease Rate:	$8.25 / SF / NNN
Expenses:	$3.89 / SF (Est. 2025)

PROPERTY FEATURES

- 100% warehouse space
- **Loading:** 2 Exterior Docks; One 10'x10' OVHD and One 10'x12' OVHD
- **Clear Height:** 20 - 24 feet
- **Zoning:** I-1
- **Fire Sprinklers:** wet system
- **Built:** 1973
- Two restrooms
- Strategic access to North Metro Denver arterials
- Proximity to off-street paved bike trail and US36 Bikeway
- Locally owned and managed

FLOOR PLAN



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