

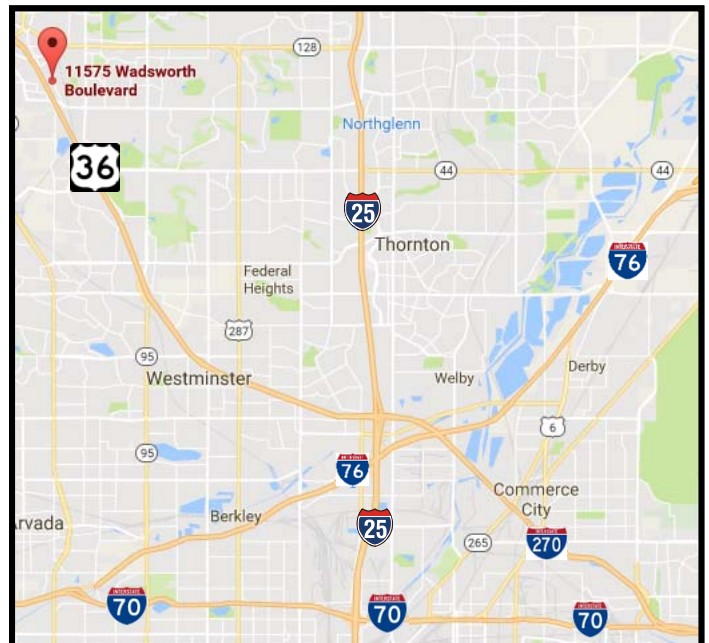
SUBLEASE AVAILABLE Office/Shop/Yard on 4.6 Acres Broomfield, Colorado

**REDUCED RATE
MOTIVATED TENANT**

11575 Wadsworth Blvd., Broomfield, CO 80020



Available: 17,065 SF
Office Building: 8,340 SF
Site: 4.57 AC
Warehouse 1: 3,825 SF
Warehouse 2: 4,900 SF
Loading: 6 drive-in doors
Clear Height: 16' clear in warehouse
Zoning: I-3
Taxes: \$44,773 (2015)
Location: Wadsworth & HWY 36,
walking distance to RTD
hub/station



Sublease Rate: \$8.50/SF NNN

LOCAL EXPERTS. INDUSTRIAL STRENGTH.



RINGSBY REALTY CORPORATION
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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REDUCED RATE
MOTIVATED TENANT



11575 Wadsworth Blvd., Broomfield, CO 80020

- Ample On-Site Parking
- 3 Building Industrial Complex
- Large Secured Lot
- Close Proximity to Boulder & Denver
- Heavy Zoning
- 4.57 Acre Site



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