

INDUSTRIAL/RETAIL FOR LEASE

555 Alter St., Broomfield, CO 80020



LEASE RATE

\$12.00 - \$17.00/SF
NNN



EST NNN

\$6.70/SF



SPACE AVAIL.

1,100 SF - 12,056 SF



ZONING

I-2



TYPE

Industrial/Flex

SUMMARY

Explore a diverse range of leasing opportunities at 555 Alter St. in Broomfield, CO, where a strategic location meets versatile spaces to suit various business needs. Featuring a mix of drive-in and dock high doors and potential fenced yard spaces, this property offers operational flexibility and security across different sectors. With auto use approval, full sprinkler systems, and easy access to Hwy 36, it stands as an ideal choice for businesses seeking adaptable and well-equipped spaces. Contact us for comprehensive details and to explore the array of leasing options available.

HIGHLIGHTS

- Potential fenced yard space
- Auto use allowed
- Fully Sprinklered
- Easy Access to Hwy 36

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

303-917-5232

Drew@NorthPeakCRE.com

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INDUSTRIAL UNIT

CONFIGURATION	BASE RATE	TYPE
1,100 SF	\$17.00/SF	Industrial
3,400 SF	\$13.00/SF	Industrial
12,000 SF	\$12.00/SF	Industrial
4,000 SF	\$12.00/SF	Flex



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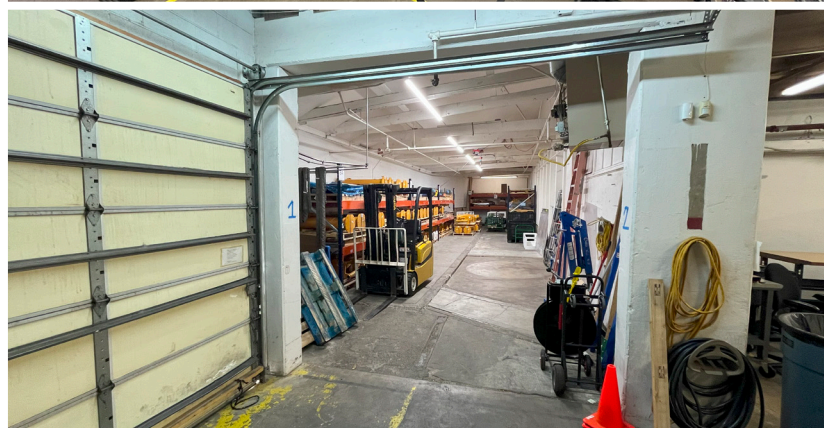
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RETAIL/FLEX UNIT



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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	9,644	68,540	US Hwy 287	Garden Center N	47,690	0.12 mi
Households	4,049	27,403	US Hwy 287	W 5th Ave. N	45,651	0.15 mi
Median Age	38.8	38.4	US Hwy 287	Garden Center S	41,053	0.11 mi
Median HH Income	\$98,683	\$103,375	W Midway Blvd.	Alter St. E	6,872	0.16 mi

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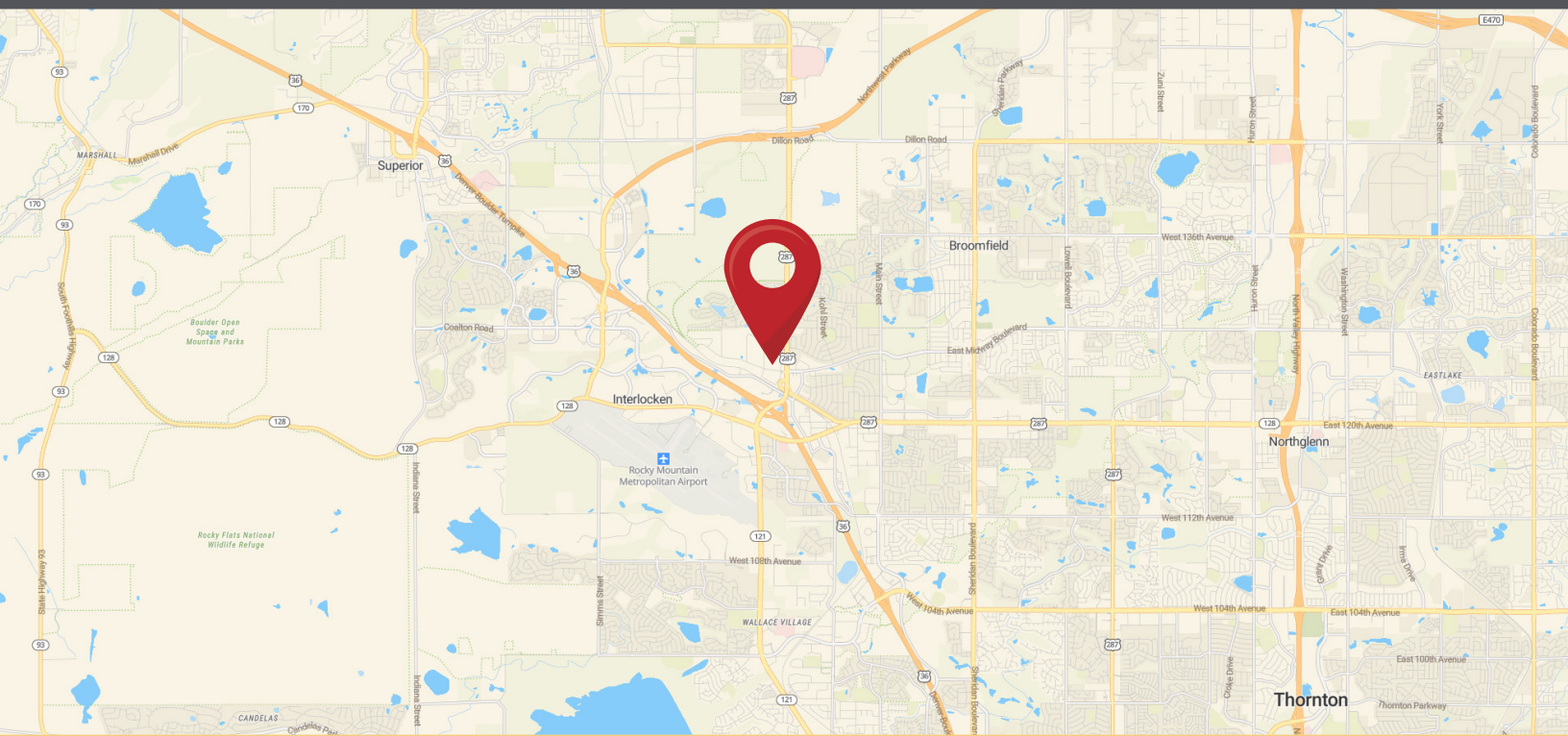
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