

INDUSTRIAL FLEX

7270 W 118th Pl Unit D, Broomfield, CO 80020

FOR SALE



PROPERTY DESCRIPTION

Former Dental Lab

PROPERTY HIGHLIGHTS

- Ideal for multiple users
- Reception/Office/Executive Suite/Conference/Storage
- Light assembly/Distribution
- 100% heated and cooled
- Zoning: I-2
- 1,800 SF 1st level
- 898 SF Mezzanine
- 1.5 restrooms (shower upstairs)
- Accessible from I-25 and Hwy. 36

OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	2,698 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	12,346	86,111	231,024
2023 Households	5,116	33,339	90,872
Average Household Income	\$106,006	\$128,227	\$116,857
Businesses	862	3,869	10,107
Employees	7,781	42,926	103,594

* Demographics and Traffic Counts provided by CoStar

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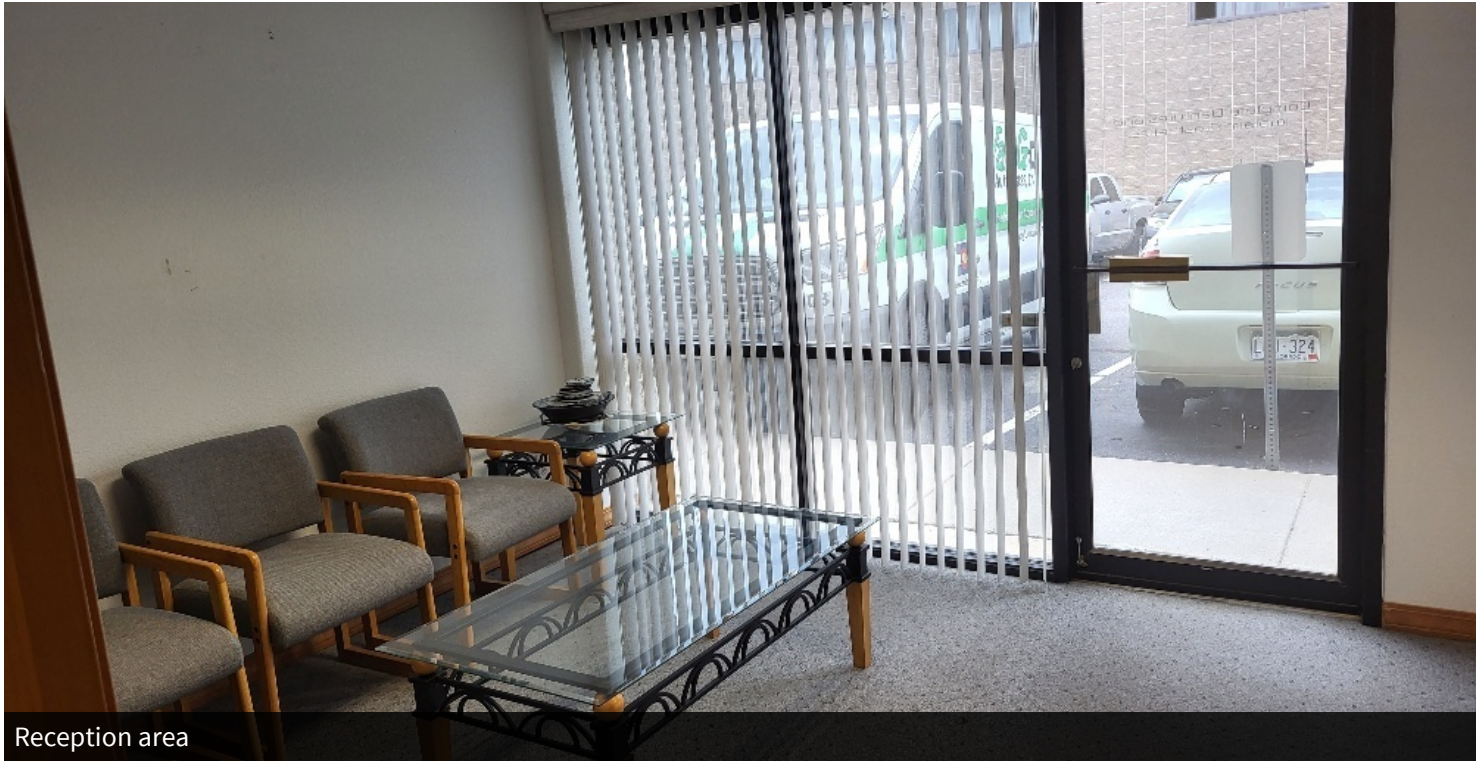
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Reception area



Reception office



Kitchen

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Additional Photos

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Mezzanine office suite



Mezzanine office suite



Mezzanine/storage & utility equipment



View of production space from mezzanine

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View of production area from rear of unit



Two rear doors to unit production area

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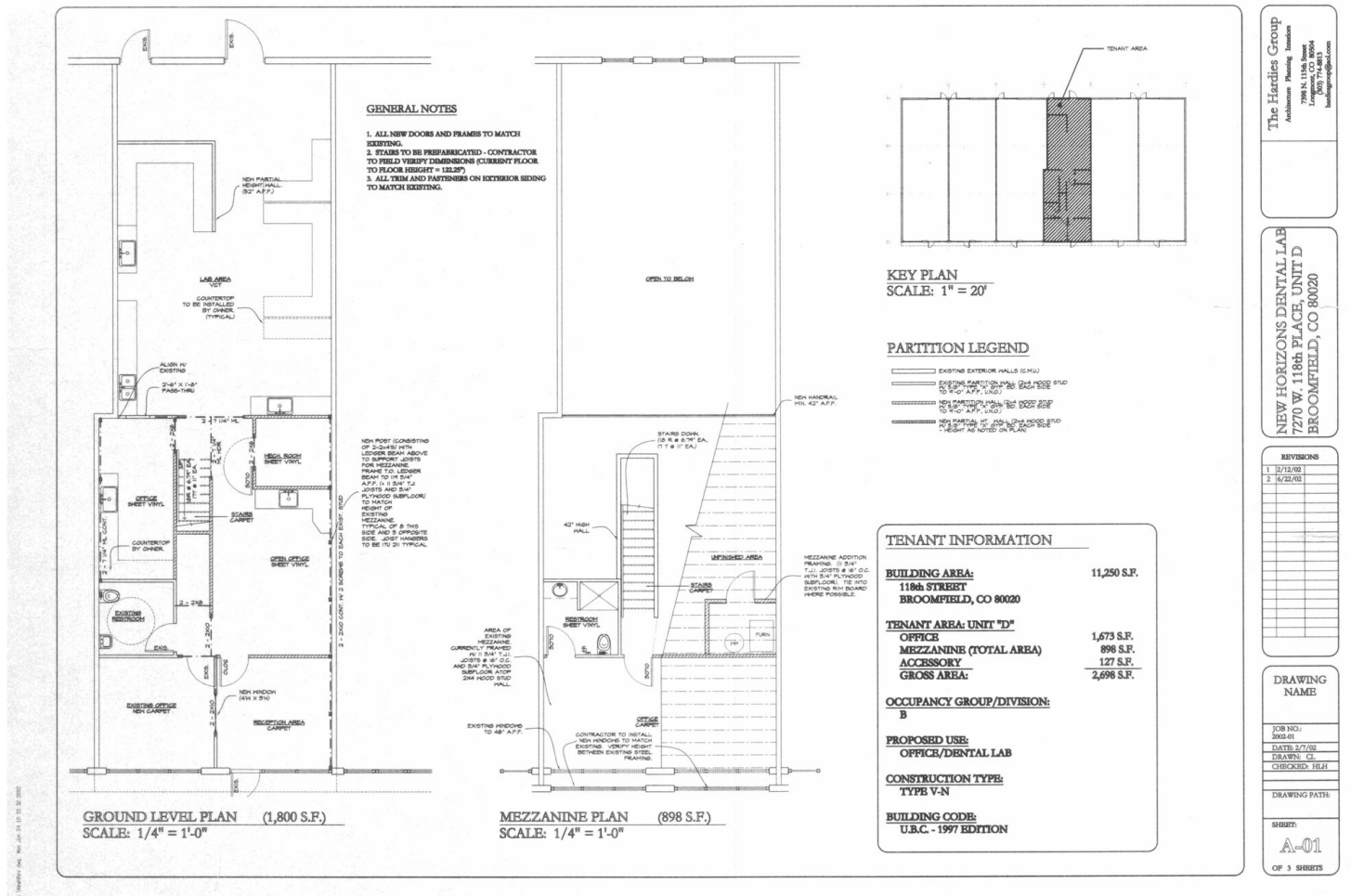
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