

Heavy Industrial Build Ready LAND FOR SALE



515 BURBANK STREET BROOMFIELD, CO 80020

HIGHLIGHTS

- 515 Burbank Street Land is located off of West Midway Boulevard and Highway 287 in Broomfield with exceptional access to all parts of the Denver Metro area. With nearby shopping, restaurants and residential neighborhoods and several fortune 500 companies in the immediate area.
- Located 25 minutes from Downtown Denver, 30 minutes from DIA, 15 minutes from Boulder, and just across the way from the Interlocken Business Park.
- Existing power, water stubbed to the site

SALE PRICE

\$365,552.00

1.049 acres - 45,694 sf

\$8.00 per square foot

ZONING: I-2 INDUSTRIAL

- Any Office Commercial Industrial uses as per I-1
- Animal Hospitals, day-cares or kennels
- Building supply yards, or contractor storage yard
- Manufacturing, treatment, assembling, packaging, process, storage, and distribution of any commodity
- Retail sales, service, rental, repair, and manufacture of vehicles and machinery

COUNTY:

BROOMFIELD

CITY:

BROOMFIELD

WATER/SEWER:

BROOMFIELD WATER

UTILITIES:

XCEL ENERGY

2016 TAXES:

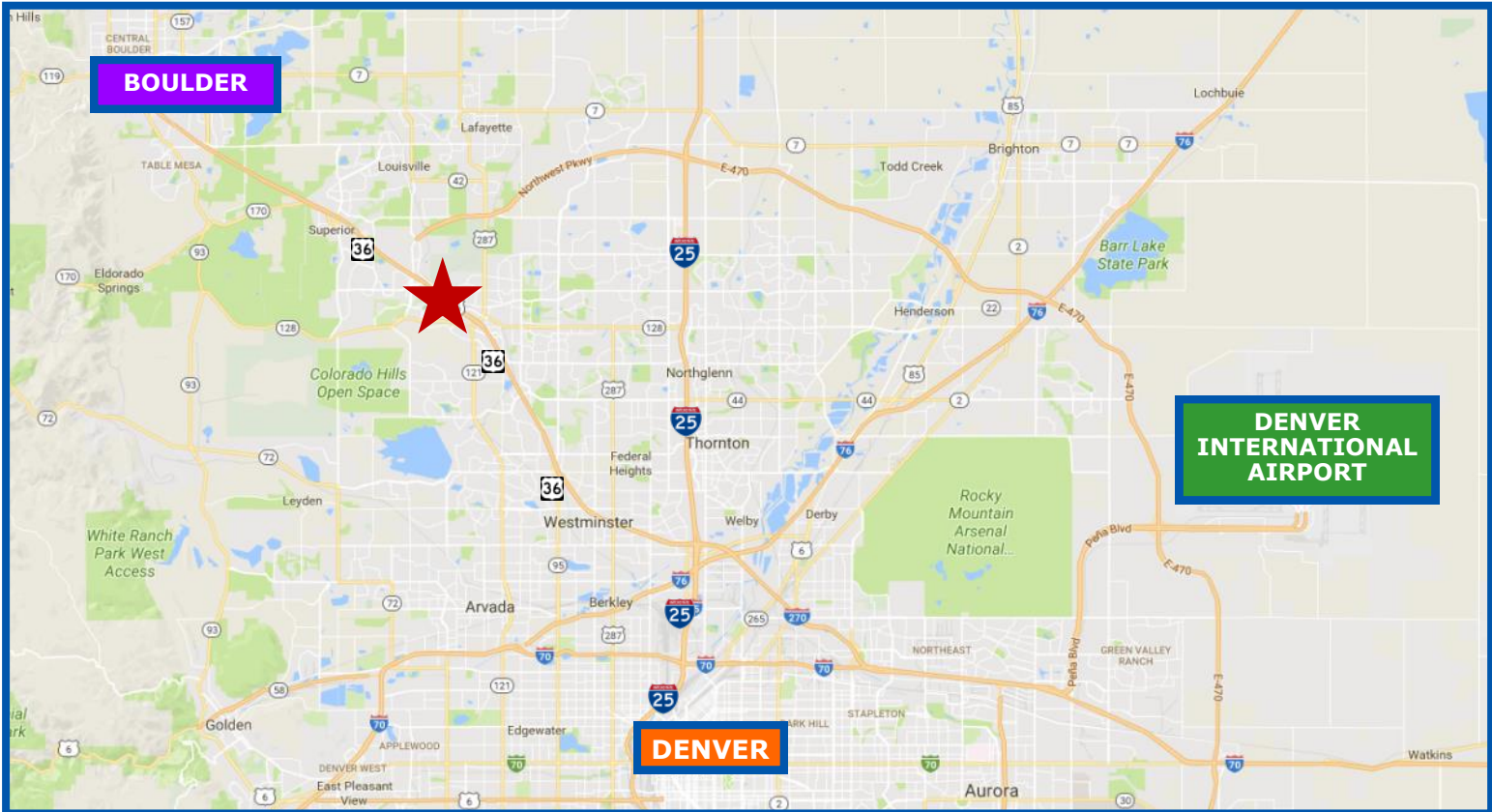
\$6,873.40

FOR MORE INFORMATION, PLEASE CALL:
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learn more at www.JohnProppCommercial.com



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MAP



RESOURCES

[LINK TO WATER AND SEWER TAP FEES](#)



[LINK TO COLORADO ENTERPRISE ZONE](#)



[LINK TO BUILDING PERMIT FEES](#)



[LINK TO BROOMFIELD ECONOMIC WEBSITE](#)



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2017 Total	9,045	62,239	182,190
2022 Population	10,314	69,374	199,361
HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median	\$ 59,977	\$86,254	\$87,183

DAYTIME EMPLOYMENT	1 Mile	3 Mile	5 Mile
Businesses	883	3,337	8,266
Employees	11,160	47,790	95,159

TRAFFIC COUNTS - Vehicles Per Day			
Midway Blvd.	7,661	US Hwy 287	45,000

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.