

Industrial Space for Lease

11480 N. Cherokee Street, Unit A, D & H | Northglenn, CO

Property Overview:

Available Space: 1,178-3,504 SF

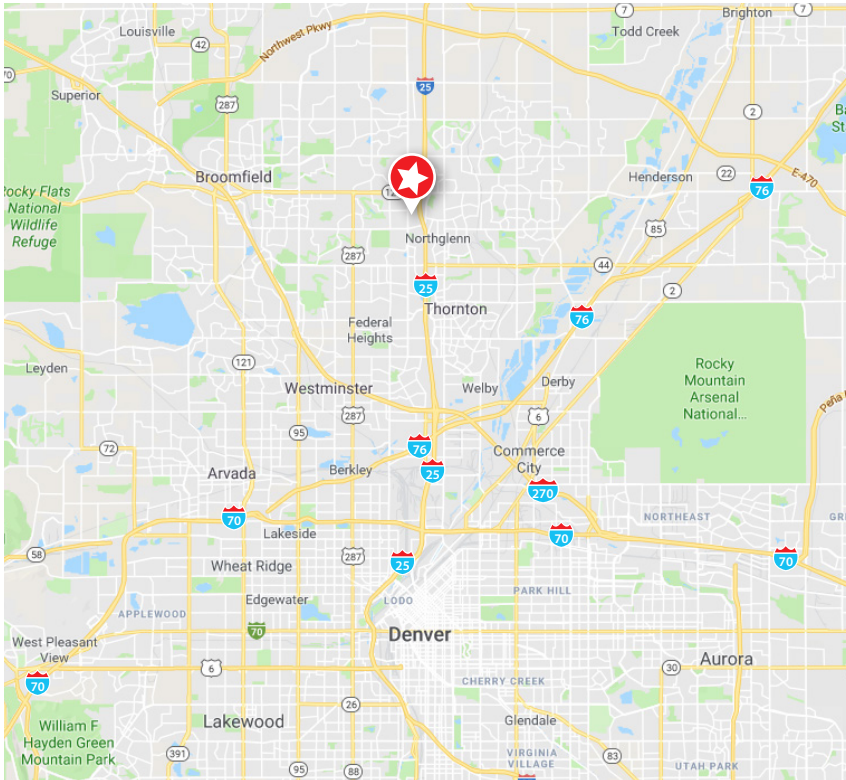
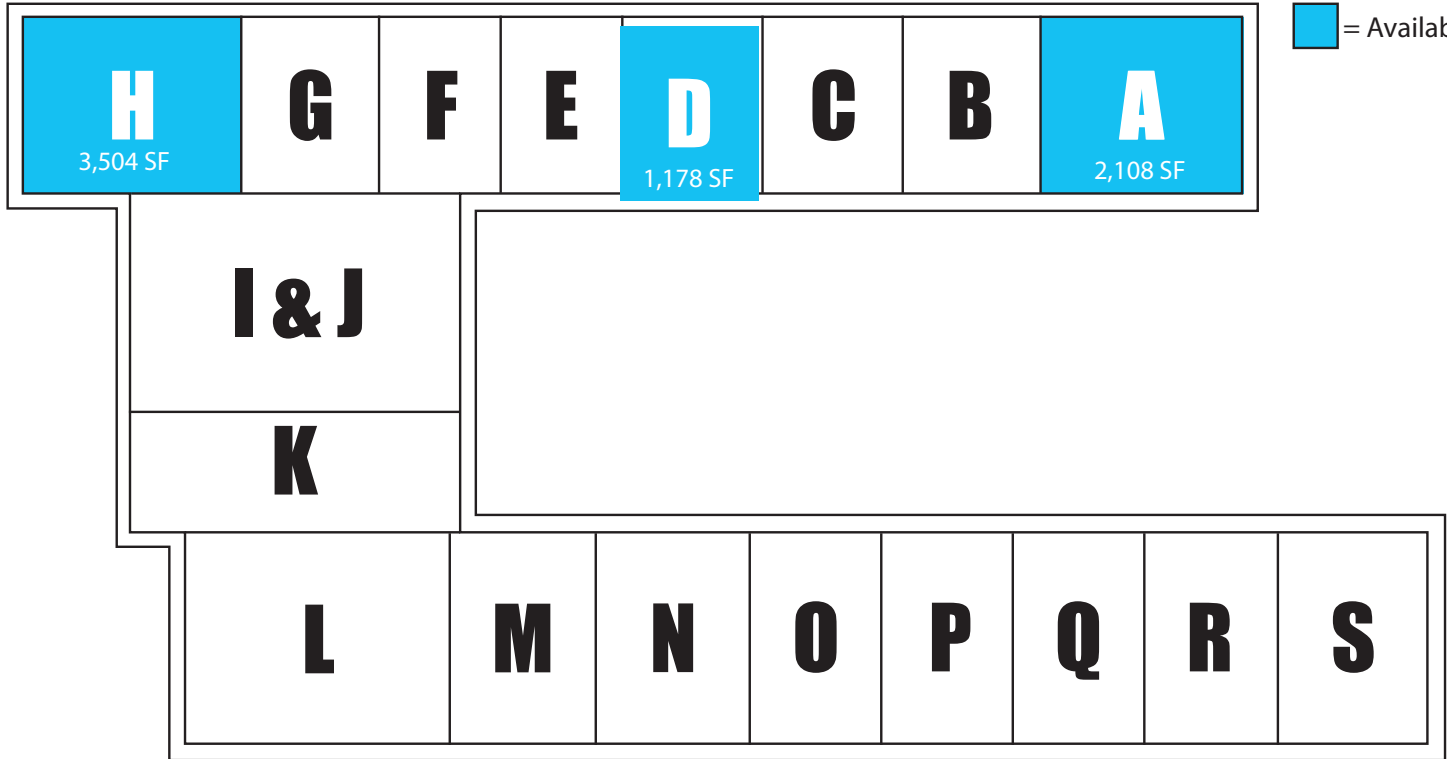
Lease Rate: \$10.00-\$11.00/SF
 NNN

NNN: \$6.82/SF
 (current estimate)

- Unit A = 1/2 warehouse 1/2 office
- Unit D= Warehouse and restroom
- Unit H = Reception and office with large warehouse
- I-2 zoning
- Building has visibility to approximately 250,000 vehicles per day



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DEMOGRAPHICS			
Population	1 mile	3 miles	5 miles
2028 Projection	17,379	130,366	330,921
2023 Estimate	17,345	129,908	326,973
Growth 2023-2028	0.20%	0.35%	1.21%
Median Age	35.10	36.60	36.50
Households	1 mile	3 miles	5 miles
2028 Projection	7,257	49,195	119,331
2023 Estimate	7,252	49,076	117,954
Household Income	1 mile	3 miles	5 miles
2023 Average	\$77,371	\$97,361	\$104,951
2023 Median	\$63,082	\$79,076	\$84,811

Source: CoStar

Contact



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