



# Industrial Space for Lease

11480 N. Cherokee Street | Northglenn, CO

## Property Overview:

### Available Space:

Suite B: 1,488 SF  
Suite C: 1,488 SF  
Suite D: 1,178 SF

- Most Units are 50% office and 50% warehouse

### Lease Rate:

\$10.00/SF NNN

- I-2 zoning

### NNN:

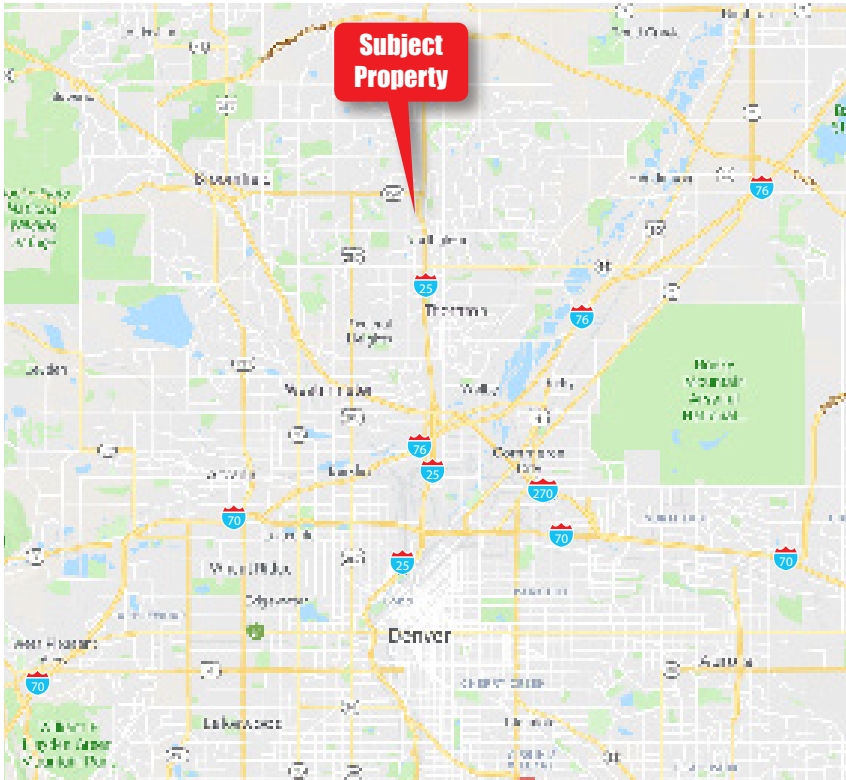
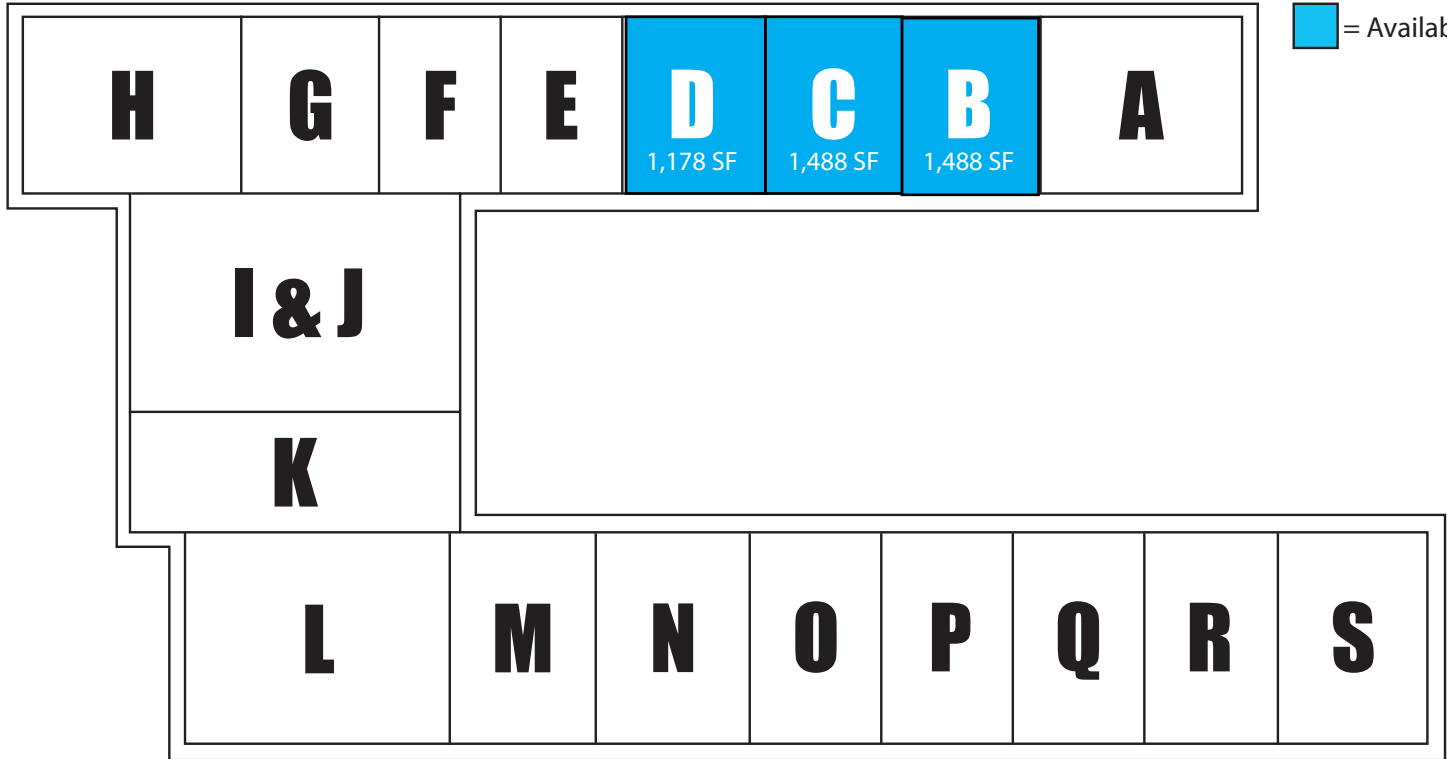
\$3.54/SF  
(current estimate)

- Building has visibility to approximately 250,000 vehicles per day

Contact



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DEMOGRAPHICS			
Population	1 mile	3 miles	5 miles
2025 Projection	19,790	140,472	350,847
2020 Estimate	18,887	134,162	333,533
Growth 2020-2025	4.78%	4.70%	5.19%
Median Age	33.80	35.40	34.90
Households	1 mile	3 miles	5 miles
2025 Projection	8,278	52,881	125,492
2020 Estimate	7,923	50,638	119,499
Household Income	1 mile	3 miles	5 miles
2020 Average	\$66,728	\$92,108	\$96,234
2020 Median	\$55,253	\$75,055	\$77,281

Source: CoStar

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