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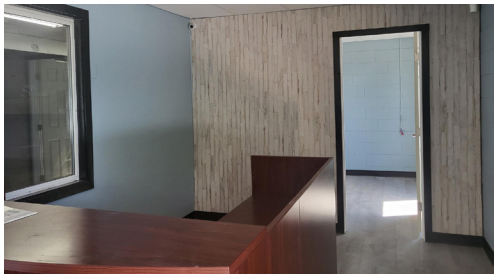

Industrial Space for Lease

11480 N. Cherokee Street, Units C & K | Northglenn, CO

Property Overview:

Available Space: 1,488 SF= Unit C
1,612 SF = Unit K

Lease Rate: $10.00/SF NNN

NNN: $8.39/SF
(current estimate)

- Units C & K (Unit K is available 2/1/27)
- I-2 zoning
- Building has visibility to approximately 250,000 vehicles per day

Contact

Heather Taylor, CCIM
Principal
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heather@impactcommercial.co

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Impact Commercial Real Estate
7000 S. Yosemite St., Ste. 290
Centennial, CO 80112
720.608.4201
www.impactcommercial.co

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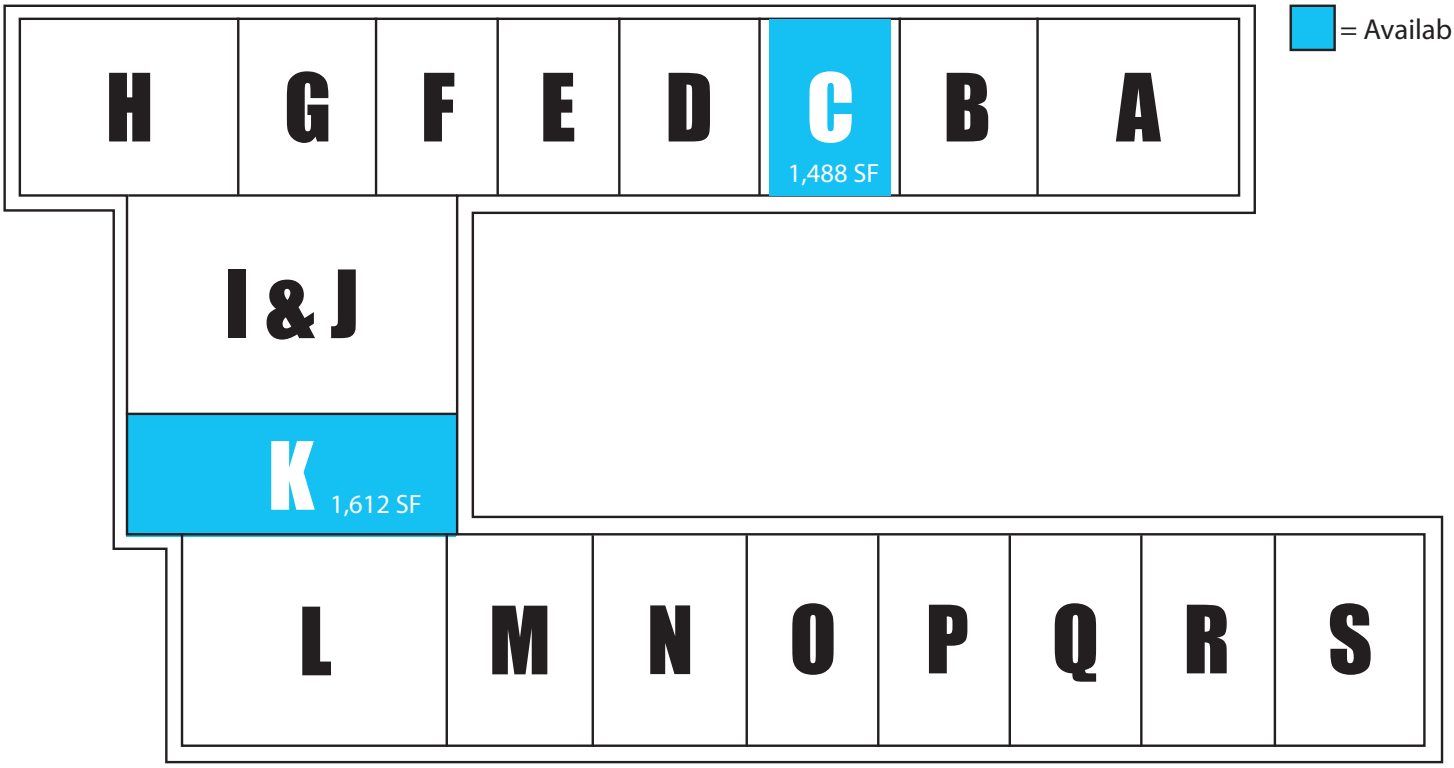

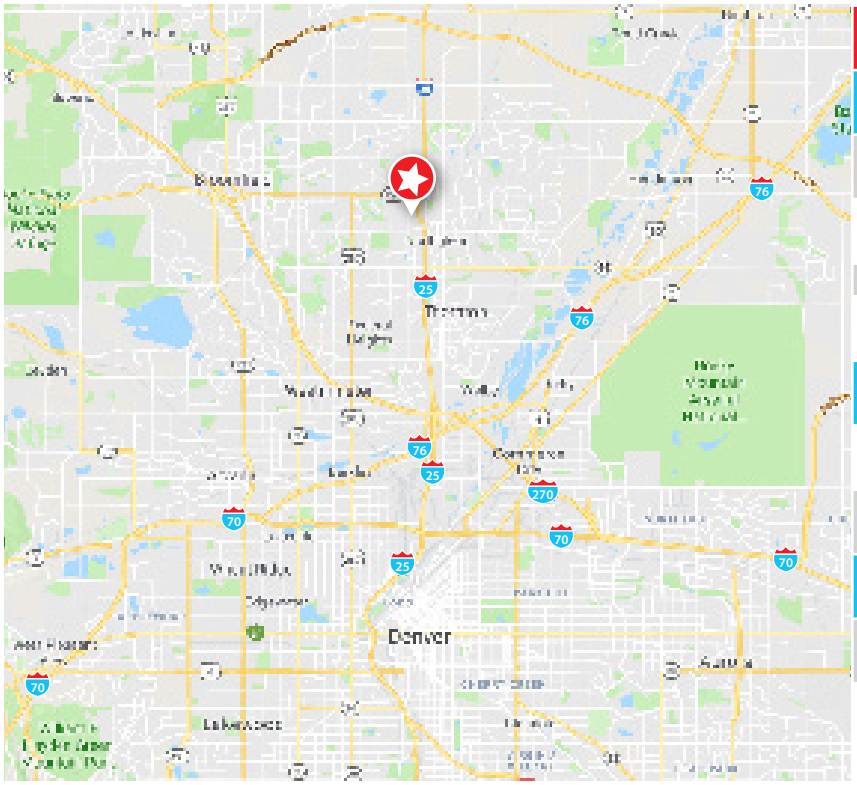

DEMOGRAPHICS			
Population	**1 mile**	**3 miles**	**5 miles**
2030 Projection	19,446	58,581	144,063
2025	18,827	56,723	139,396
Median Age	35	37	37
Households	**1 mile**	**3 miles**	**5 miles**
2030 Projection	8,142	23,535	54,196
2025	7,871	22,731	52,284
Household Income	**1 mile**	**3 miles**	**5 miles**
2025 Average	$93,138	$110,220	$118,929
2025 Median	$72,718	$87,669	$95,792

Source: CoStar

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