Midway36

BROOMFIELD, CO



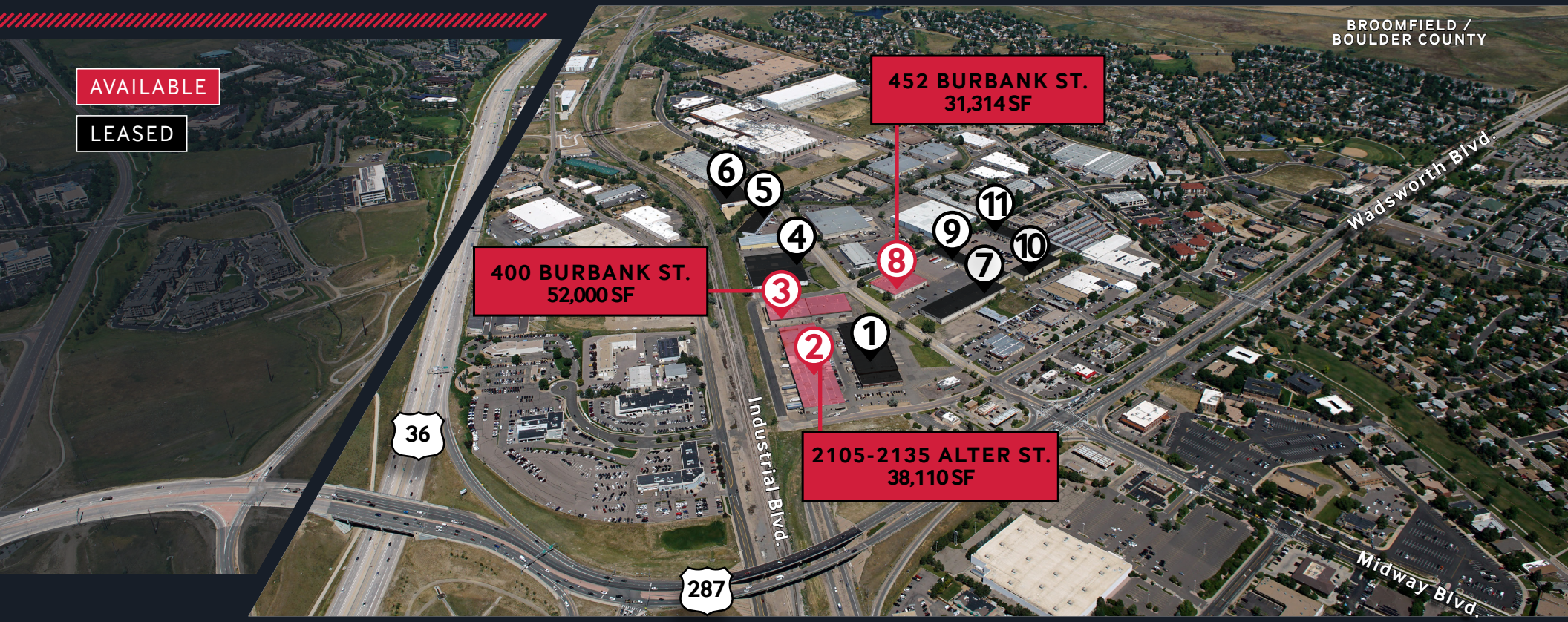
Up to ±509,164 Square Feet Across 11 Buildings



Connect Faster with **Better Efficiency.**

www.midway36.com

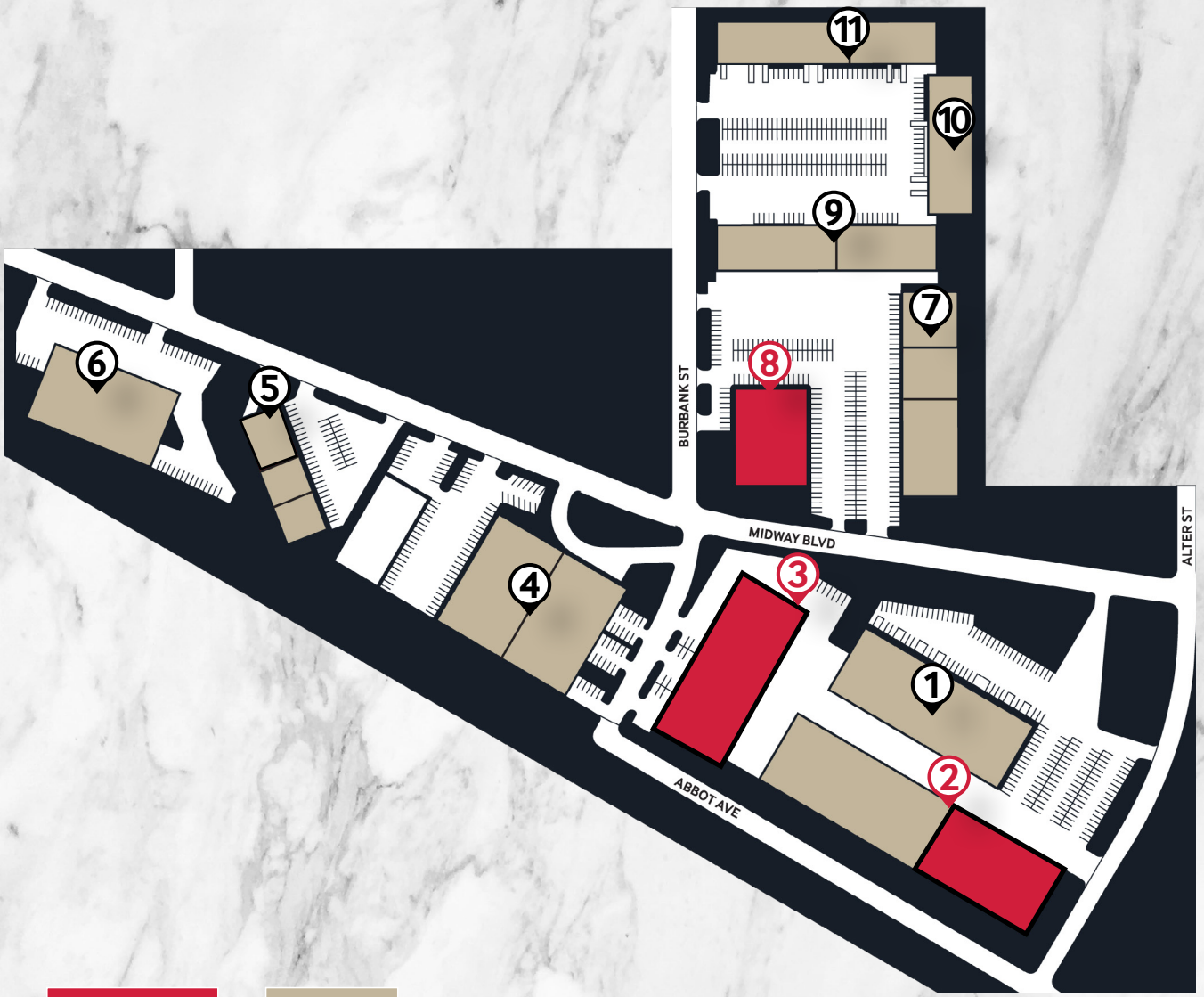
CUSHMAN & WAKEFIELD | LIGHTSTONE Logistics



Prime Location with **Endless Potential.**

Midway36 offers a prime opportunity for industrial businesses to establish a strong presence in one of Colorado's fastest-growing markets. Strategically located in Broomfield along U.S. Route 36, only 20 minutes from Boulder and Downtown Denver and less than 30 from Denver International Airport, Midway36 offers seamless multimodal connectivity, making it a top location for businesses looking to expand their reach.

Site Plan



	Property Address	SF
1	2100 W. Midway Blvd.	Leased
2	**2105-2155 Alter St.**	**±38,110 SF**
3	**400 Burbank St.**	**±52,000 SF**
4	2300 W. Midway Blvd.	Leased
5	2380 W. Midway Blvd.	Leased
6	2400 W. Midway Blvd.	Leased
7	2275 W. Midway Blvd. Unit C	Leased
8	**452 Burbank St.**	**±31,314 SF**
9	500 Burbank St	Leased
10	510 Burbank St	Leased
11	520 Burbank St	Leased

AVAILABLE LEASED

2105-2135 Alter

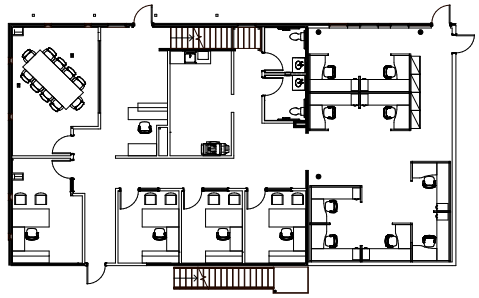
BROOMFIELD, CO

- Direct Access to U.S. Route 36 and 287
- Mezzanine Office Space
- High Ratio of DH and DI Loading Doors
- Low Operating Expenses

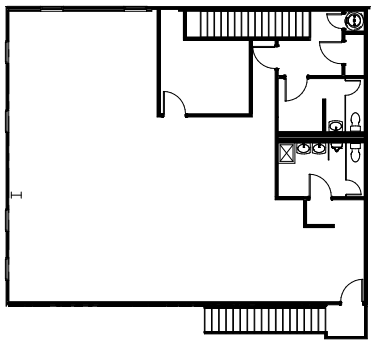
Available	±38,110 SF
Office Area	±4,914 SF (1st Floor 2,942 SF & Mezzanine 1,972 SF)
Clear Height	±18' - 20'
Column Spacing	±50' - 24' (typical)
Warehouse Lighting	LED
Loading	6 dock high, 4 drive-in
Sprinkler System	Yes
Electrical	400 amps, 480 volts, 3-phase (To be verified by an electrician)
Zoning	I-2 (City of Broomfield)
NNN Expenses	2026 $4.18/SF
Lease Rate	Contact Broker

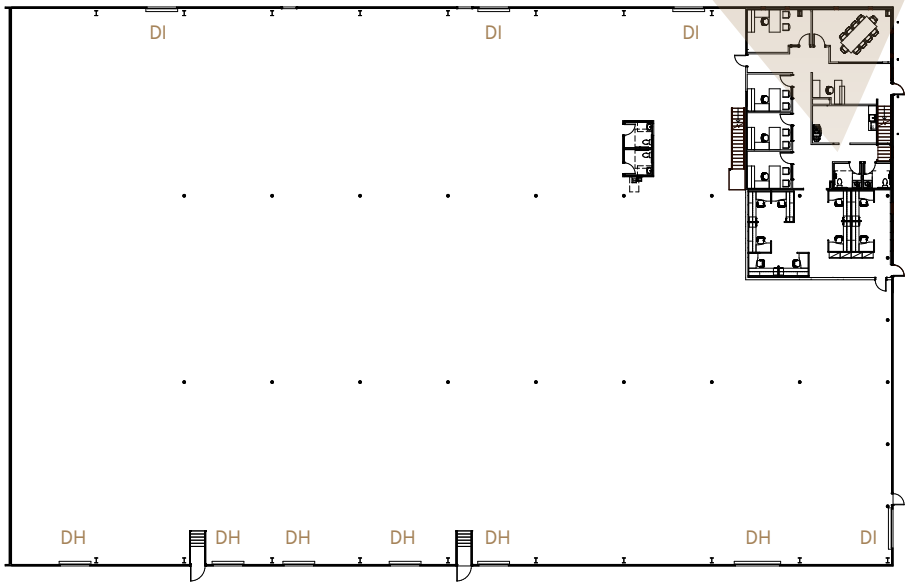
DI = Drive-Ins DH = Dock-High

1st Floor Office 2,942 SF



Mezzanine 1,972 SF





452Burbank

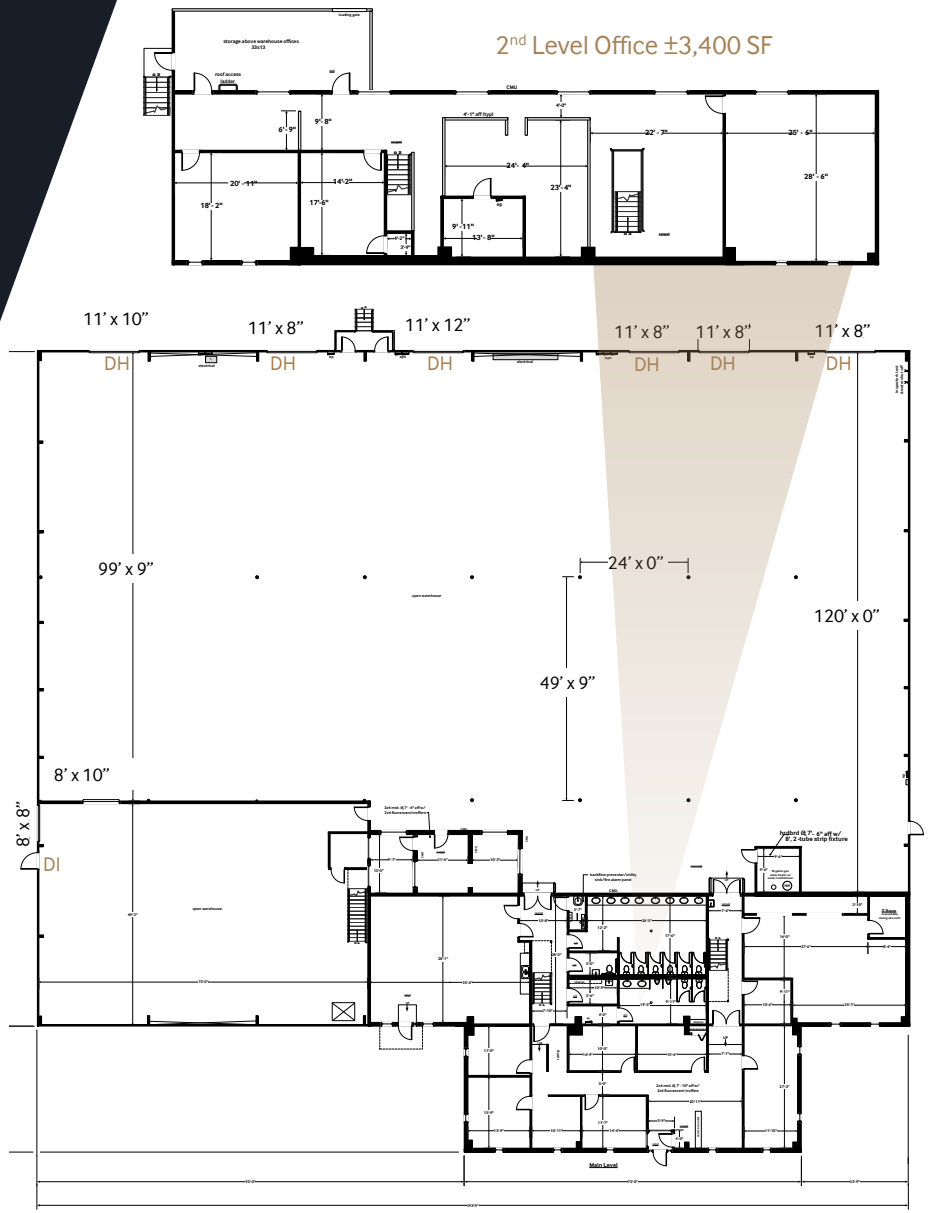
BROOMFIELD, CO

- Heavy Power
- Evaporative Cooler in Warehouse
- Two-Story Office with View
- Direct Access to U.S. Route 36 and 287
- Ample Parking
- Monument Signage Available
- Make-Ready Space Upgrades Complete
- Low Operating Expenses

Available	±31,314 SF
Office Area	±9,500 SF
Clear Height	±14'10" - 16'9"
Loading	6 Dock-High Doors with Levelers (1 - Half Dock, 3 - 10'x8', 1 - 8'x10',1-10'x12') 1 Drive-In Door (10'x8')
Sprinkler System	Yes
Zoning	I-2 (City of Broomfield)
Electrical	1200 Amp, 480/277 3 phase, 4 wire (To be verified by an electrician)
NNN Expenses	±$6.56/SF
Lease Rate	Contact Broker

DI = Drive-Ins DH = Dock-High

Click to View



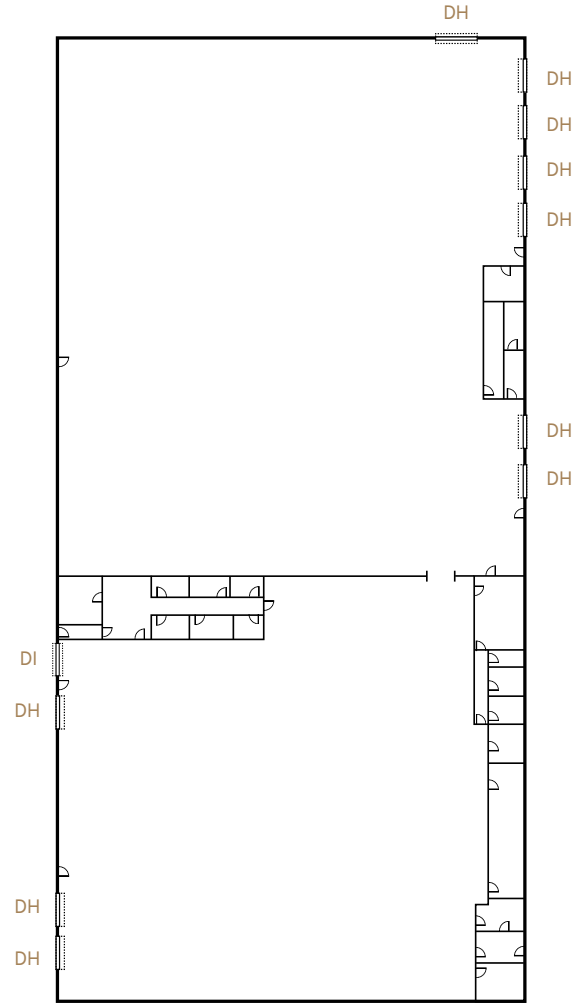
400 Burbank

BROOMFIELD, CO

- Direct Access to U.S. Route 36 and 287
- Prime Northwest Denver Location
- High Ratio of DH and DI Loading Doors
- Low Operating Expenses

Available	±52,000 SF
Office Area	±2,500 SF
Clear Height	±24’ - 26’
Loading	10 dock-high with levelers, 1 drive-in
Sprinkler System	Yes
Electrical	1200 amps, 480/277, 3-phase (To be verified by an electrician)
Zoning	I-2 (City of Broomfield)
NNN Expenses	2026 $4.62/SF
Lease Rate	Contact Broker

DI = Drive-Ins DH = Dock-High





Destinations

Downtown Denver: 21 minutes (14 miles)
Boulder: 18 minutes (12 miles)
BNSF Intermodal: 20 minutes (14 miles)
Union Pacific Intermodal: 30 minutes (17.1 miles)
Denver Int'l Aiport: 29 minutes (31 miles)

Access

U.S. 287: 1 minute (0.2 miles)
U.S. 36: 2 minute (0.6 miles)
Interstate 25: 17 minute (13 miles)
Interstate 70/76: 20 minute (11miles)

Amenities & Infrastructure

287 | 36 | 25 | 70-76

- Denver
- Boulder
- BNSF
- Union Pacific
- Corporate Neighbors
- Retail

Global Reach, **Local Advantage.**

Midway36 offers access to a highly skilled and intellectual workforce, along with improved logistics that **reduce transportation costs** and boost **supply chain efficiency.** Its strategic location between Boulder and Denver allows businesses to serve both markets while enjoying lower operating expenses.

Labor & **Demographics**

Within 20 Miles:

$50,338
AVG. SALARY

208,270
BLUE COLLAR EMPLOYMENT

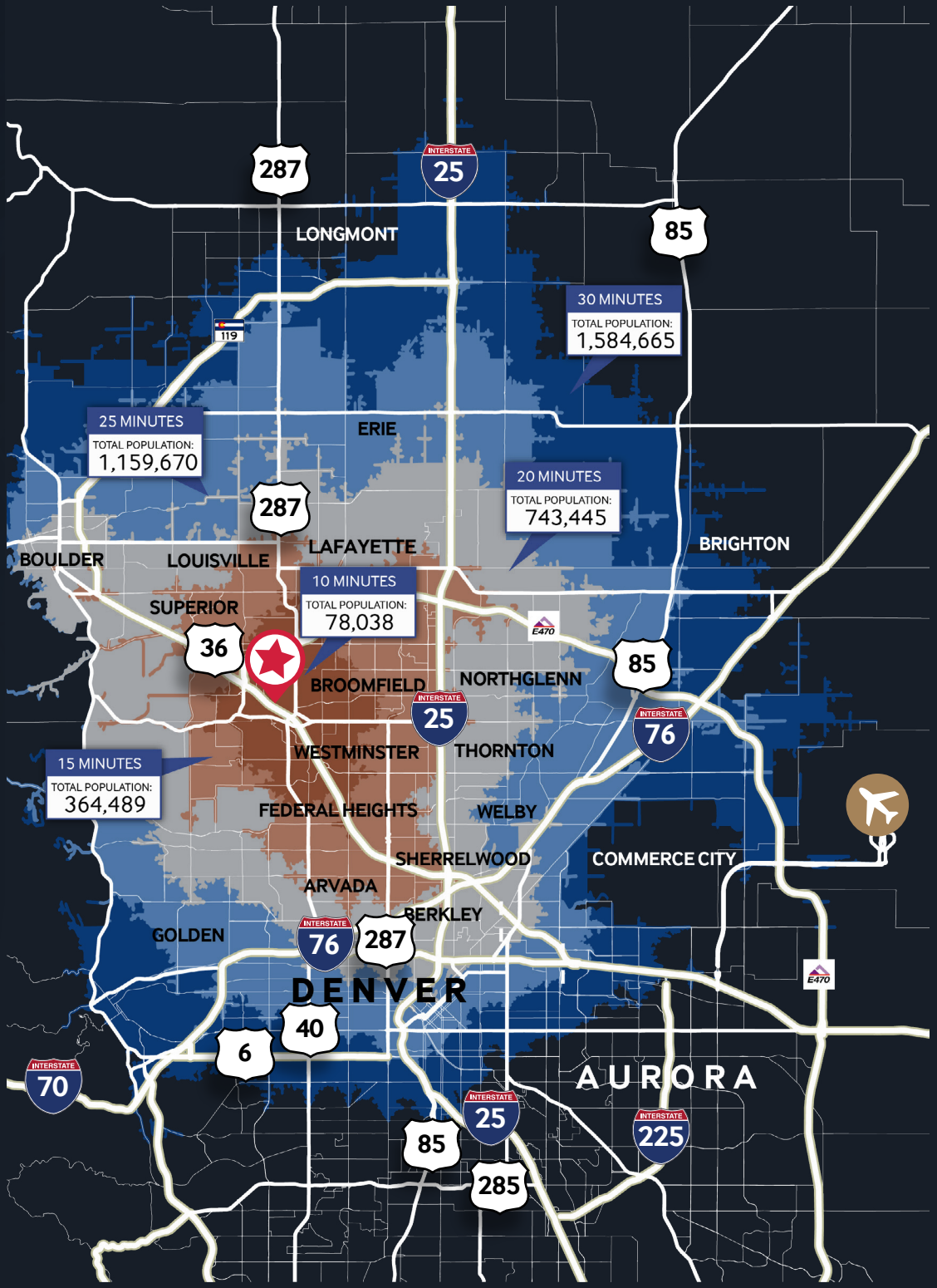
2.7%
UNEMPLOYMENT RATE

58,479
TRANSPORTATION & WAREHOUSE WORKERS

1,793,153
LABOR FORCE

877,281
WHITE COLLAR EMPLOYMENT

	20 miles
Annual Population Growth Rate	0.73%
Population	2,339,382
Local Households	940,952
Labor Force	1,793,153
Median Household Income	$136,907
Median Age	36.3
Average Household Size	2.44
Median Home Value	$714,375







Why Choose **Colorado?**

Influx of Talent

- #2 Most Highly Educated Workforce in the United States. (U.S. Census Bureau, 2017)
- Top States for Colorado Net In-Migration: CA, TX, NM, GA, & VA
- #3 Fastest Growing State this Decade (2019 U.S. Census)

Top Ranking

- #1 State for the Best Economy (U.S. News and World Report, 2017, 2018, 2019)
- #1 State for Workforce (CNBC, 2022)
- #1 Top City Stem Job Growth Index (STEMdex, 2021)

Demographic Profile

- Metro Denver Population: 3M (Metro Denver EDC)
- 48% Between 20 & 54 Years Old

Globally Connected

- Largest International Airport in the U.S. (Denverite, 2023)
- 3rd Busiest Airport in the U.S and the World (June 2022, ACI Data Source)
- 200+ Destinations
- 20+ International Destinations
- Mountain Time Zone allows for same-day communications with both Western Europe and East Asia

Midway36

BROOMFIELD, CO

www.midway36.com





Lightstone operates across all sectors of the real estate industry as an investor, developer, lender, operator, and owner. Leveraging over 30 years of experience, Lightstone identifying opportunities others may overlook and transforming them into above-market returns through a combination of **intuition, rigorous research,** and **meticulous analysis.** Whether through acquiring and improving existing properties or creating unique developments from the ground up, Lightstone consistently delivers exceptional results.

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