

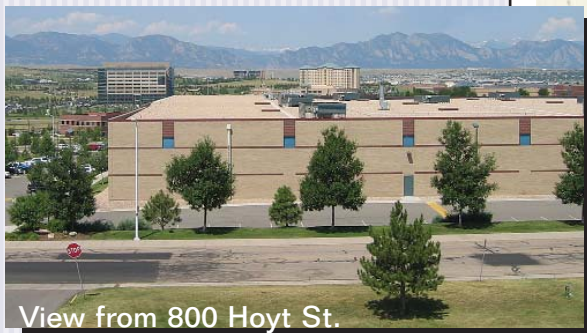
Manufacturing/R&D Facility **FOR SALE**



800 Hoyt Street Broomfield, Colorado

Property Details

- 110,033 ± Total SF
- 20 Acre Site
- Zoned I-1; City of Broomfield
- 2.6 :1,000 SF Surface Parking
- Clean Room / Manufacturing / Office / Storage



View from 800 Hoyt St.

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FOR SALE

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Building Specifications

Building Size: 110,033 ± SF Total
82,561 ± SF Manufacturing
21,750 ± SF Office Building
3,762 ± SF Chemical Storage
1,210 ± SF Waste Treatment
750 ± SF Metal Storage

Site Size: 20.06 Acres

Loading: (3) Docks - 2 with leveler plates
(1) Drive In

Electrical: 13.8kv supply from Xcel Energy delivered to switchgear and distributed to five rooftop sub-stations with ratings ranging from 500 - 2,000 KVA

Natural Gas: Two 2.5" supply lines and meters.

Water Supply: One 8" and one 6" main connections and dedicated fire line. Two private hydrants on North and Southeast corners.

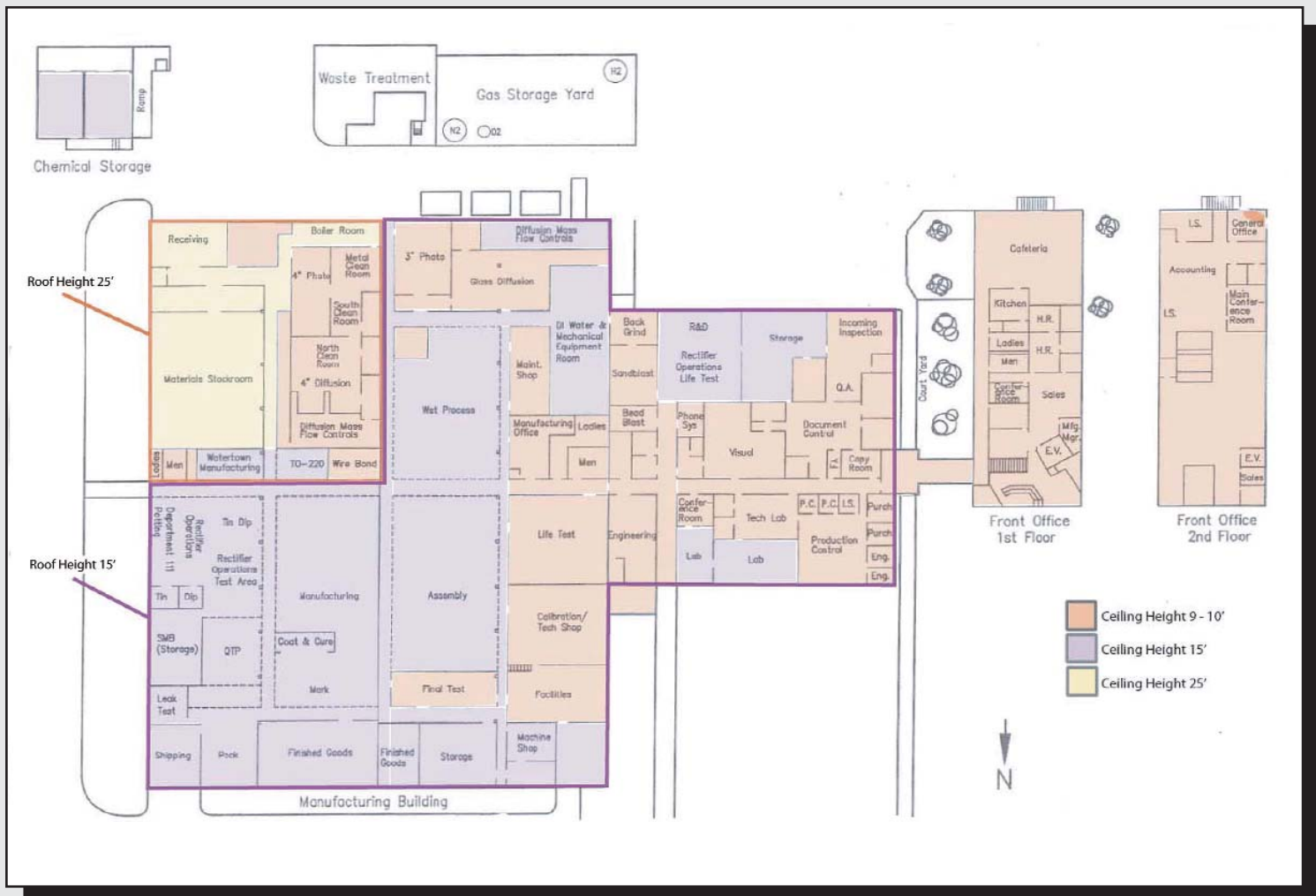
Ventilation: Four rooftop fume scrubbers with capacities ranging from 5,000 - 12,000 cfm.

Roof: Replaced in 2003, the roof is pre-stressed double "TT" beam construction on tilt-up concrete walls with concrete floor. Roof covering is ballasted EPDM rubber membrane on insulation.
10 year warranty commencing 1/1/04



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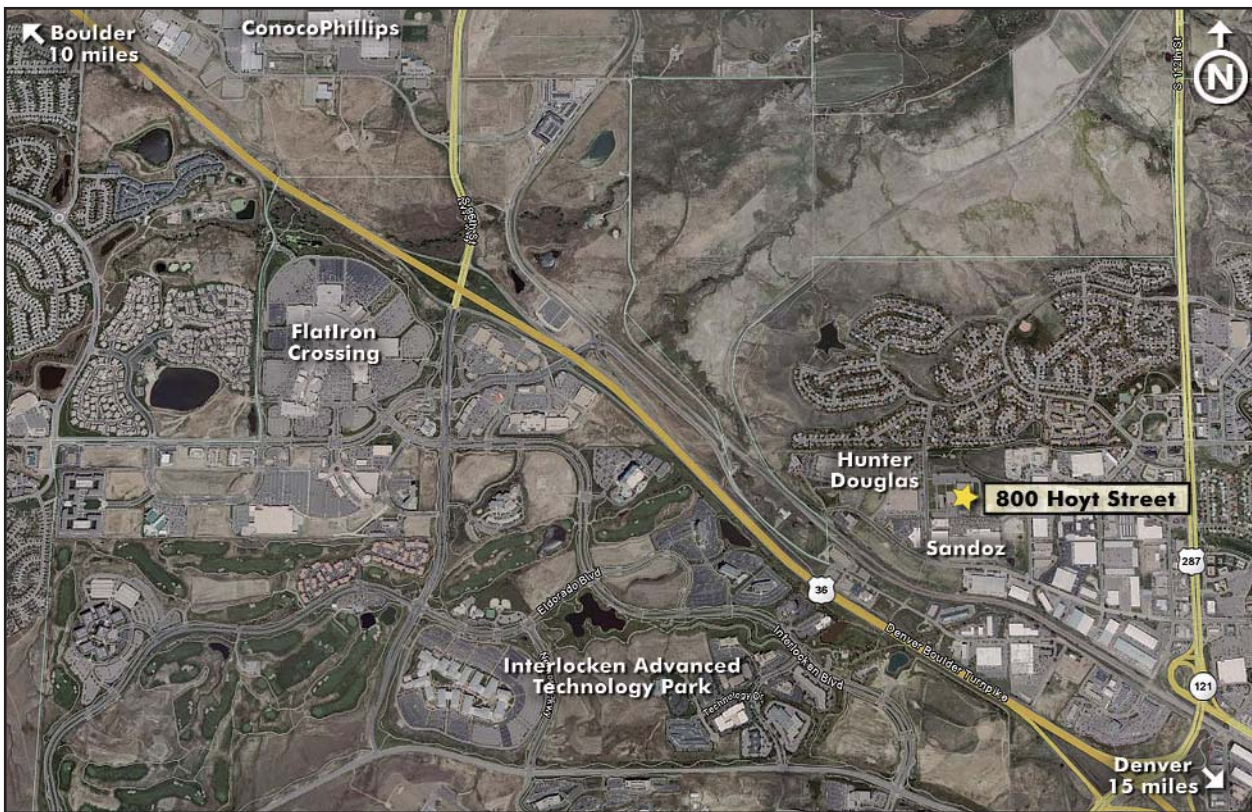


- Manufacturing areas are 15ft clear height
- 10,000± SF materials stockroom with 25ft clear height
- Waste water treatment facility with 22,000 gallon tank.
- 4,600± SF Class 1000 clean room
- CAT5 computer network
- Two Sullair air compressors, 175hp and 60hp with a 400 gallon storage tank and drier
- Two liquid ring vacuum pumps
- Reverse osmosis DI water plant with 75gal/minute production capacity and 3-1500 gallon storage tanks
- Two Ajax steam boilers for clean room heat - 1750 BTU/hour each
- Two Baltimore Air Coil cooling towers providing close loop cooling water system.
- Thirty two rooftop HVAC units
- Full sprinklered facility
- Full Service Cafeteria
- New lawn sprinkler system

The information contained in this brochure, while not guaranteed, is from sources we believe to be reliable. Bitzer Real Estate Partners, it's brokers, and it's salespersons are or will be acting as agents of the Seller/Lessor with the duty to represent the interest of the Seller/Lessor. Bitzer Real Estate Partners will not act as your agent unless an agreement is signed and in effect.

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