

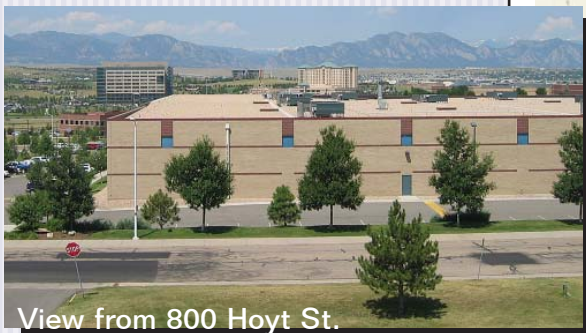
Manufacturing/R&D Facility **FOR LEASE**



800 Hoyt Street Broomfield, Colorado

Property Details

- 112,500 ± Total SF Available
- 20 Acre Site
- Zoned I-1; City of Broomfield
- 2.6 :1,000 SF Surface Parking
- Manufacturing / Office / Warehouse



View from 800 Hoyt St.

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Building Specifications

Building Size: 112,500 ± SF Total
82,561 ± SF Manufacturing
• divisible to 14,145 SF
21,750 ± SF Office Building
• divisible to 6,960 SF
3,762 ± SF Chemical 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.

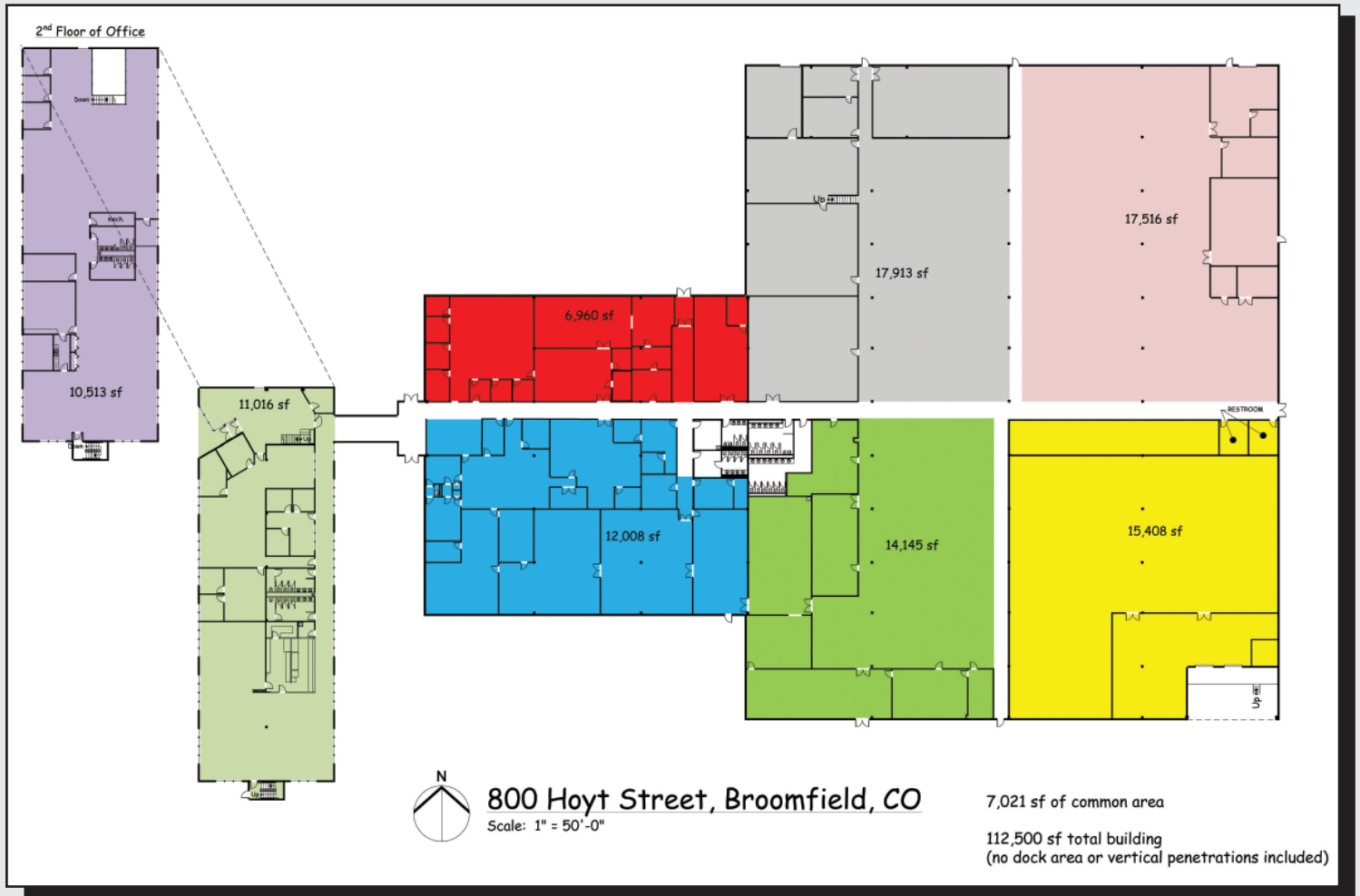
Ventilation: Four rooftop fume scrubbers with capacities ranging from 5,000 - 12,000 cfm.

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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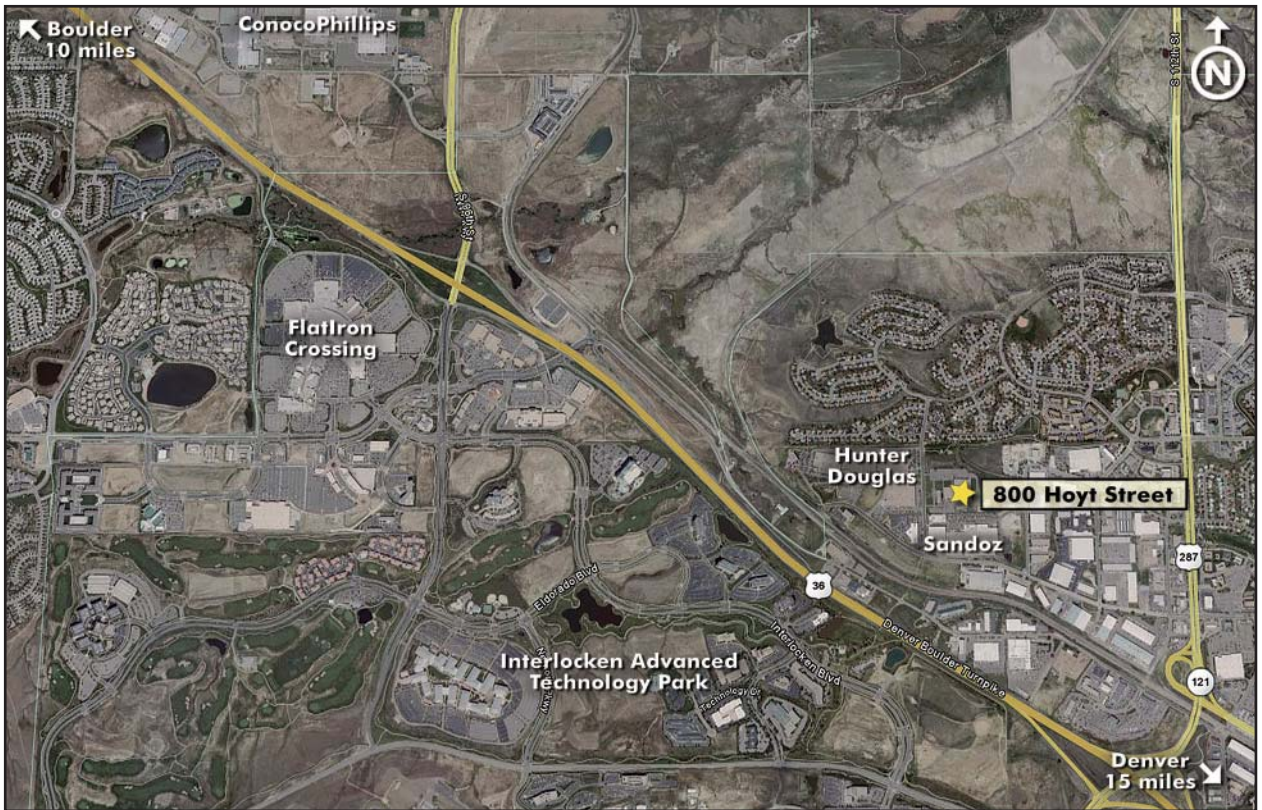


- Manufacturing areas are 15ft clear height
- 10,000± SF materials stockroom with 25ft clear height
- CAT5 computer network
- Two Ajax steam boilers for clean room heat - 1750 BTU/hour each
- Two Baltimore Air Coil cooling towers providing close loop cooling water system.
- Thirty two rooftop HVAC units
- 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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