

MAINTENANCE FACILITY & OFFICE SPACE + YARD

821 C.R. 27

BRIGHTON, CO 80603

COUNTY ROAD 2 1/2

INDUSTRIAL OUTDOOR STORAGE (IOS)
UP TO 17 AC OF YARD AVAILABLE

BUILDING 5

85

ACCESS ROAD

ACCESS ROAD

COUNTY ROAD 27

ACCESS ROAD

BUILDING 1

AVAILABLE AS SINGLE OR MULTI-TENANT + YARD
LEASE RATE: \$19.00/SF NNN

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PROPERTY OVERVIEW



Visible from Highway 85



Buildings and acreage are divisible to suit



Outside yard storage



Maintenance facility and separate office space available

PROPERTY SUMMARY

Building SF	Building 1:	7,500 SF
	Building 5:	22,500 SF
	Total SF:	30,000 SF

Yard Size:	Up to 17 AC (Can be demised)
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City/County:	Brighton/Weld
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Zoning:	Industrial I-3 (Heavy), Brighton
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Water/Sewer:	Well/Septic
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Lease Rate:	\$19.00/SF NNN
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OPEX:	\$5.03/SF
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BUILDING 1—OFFICE

Building Size:	7,500 SF
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Year Built:	1990
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Yard Size:	Up to 17 AC Available (Contact Broker)
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BUILDING 1



BUILDING 5



BUILDING 5

BUILDING 5—MAINTENANCE FACILITY

Building Size:	22,000 SF	Clear Height:	24'–35'
Dock Doors:	3	Electrical:	Heavy; 480/277, 3 Ph
Drive-In Doors:	9 (4–24' X 20')	Heating:	Radiant
Year Built:	2000	Restrooms:	Yes
Sprinklered:	Yes	Yard Size:	Up to 17 AC Available (Contact Broker)

**Silos are to be removed by Tenant*



Tenant can lease one or both buildings and has the flexibility to choose a yard size that meets their specific needs.

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LOCATION OVERVIEW

ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

Source: weld.gov

KEY INDUSTRY CLUSTERS



**ADVANCED
MANUFACTURING**



**HEALTH &
WELLNESS**



**ENERGY & NATURAL
RESOURCES**



**FOOD &
AGRICULTURE**



**TRANSPORTATION &
LOGISTICS**

DEMOGRAPHICS

Weld County Region
Source: Esri.



Total Population (2024)

368,063



Total Households

128,619



Per Capita Income

\$43,273



Median Age

35.4



Median Household Income

\$96,627

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FOR MORE INFORMATION, CONTACT:

AARON VALDEZ, SIOR
Executive Director
+1 303 819 7333
aaron.valdez@cushwake.com

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com



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