

895 NORTH 5TH AVENUE | UNITS A & B INDUSTRIAL OPPORTUNITY

BRIGHTON, COLORADO 80603



3,000 - 6,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

Lease Rate: \$16.00/SF NNN | NNN Expenses: \$5.17/SF

PROPERTY FEATURES

Building Size 12,000 SF

YOC 1984

Electrical 200 Amps, 3-phase (per unit)

Loading (4) 12' x 14' Overhead doors

Clear Height 16'

Tenancy Multiple

Zoning PUD Brighton, CO

TRAFFIC COUNTS	Costar, 2025	
Intersection	Vehicles Per Day	
US Highway 85 @ E. 168th Avenue	31,081	
US Highway 85 @ Colorado Road 2 ½	28,683	
East 168th Avenue @ Ida Street	8,517	

PROPERTY HIGHLIGHTS

- Units A & B: Available with 30-day notice
- One 12' x 14' overhead door, office and private restroom in each unit
- · Floor drains
- Overhead gas heat
- · Outdoor storage approved

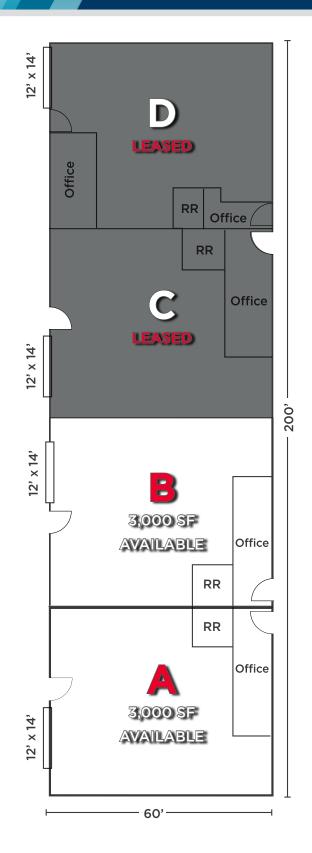
DEMOGRAPHICS			Costar, 2025
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	3,488	32,836	60,184
2029 Projected Pop.	3,670	34,443	64,536
2024 Households (HH)	1,045	10,954	20,282
Avg. HH Income	\$80,550	\$95,905	\$108,642



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FLOOR PLAN







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PROPERTY PHOTOS







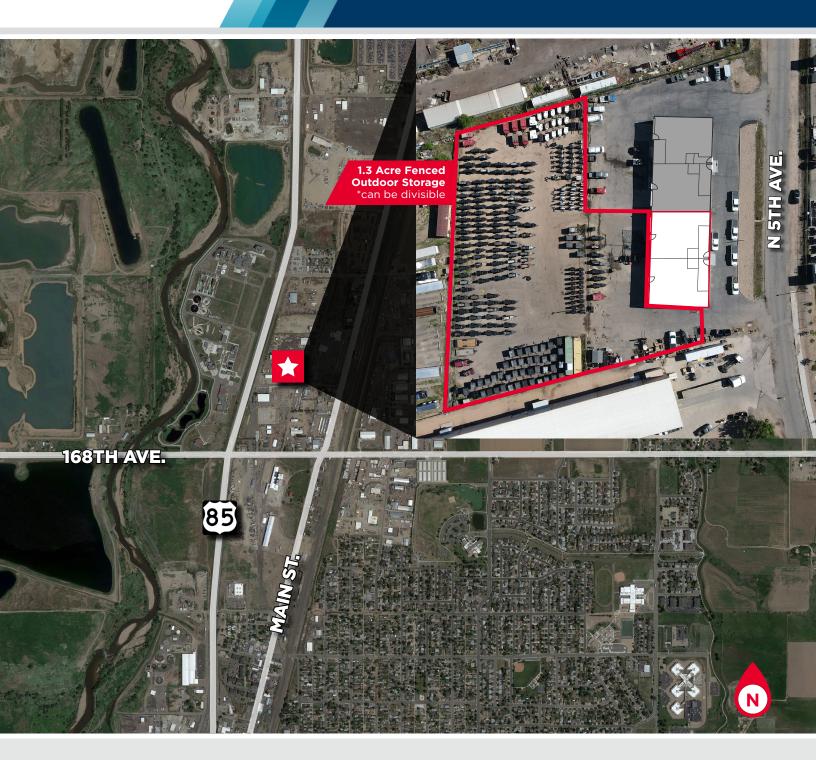






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