



3,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

Lease Rate: Unit C: \$12.00/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 

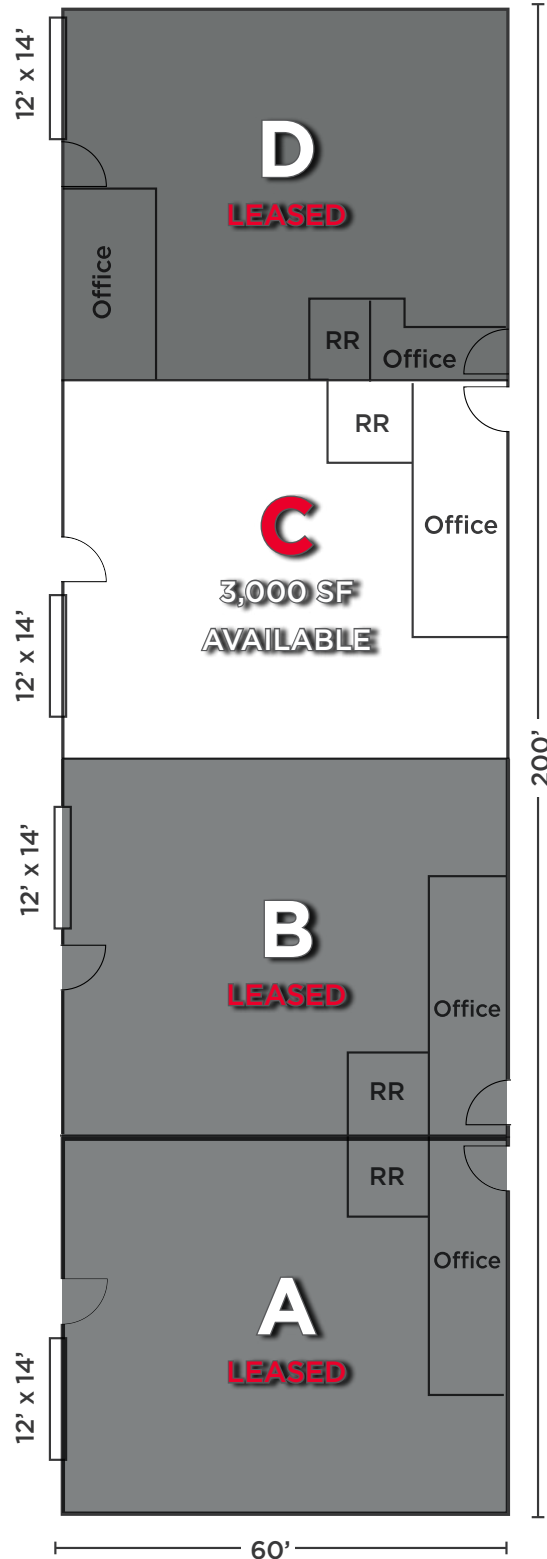
PROPERTY HIGHLIGHTS

- Unit C: Available April 1, 2026
- One 12' x 14' overhead door, office and private restroom in each unit
- Floor drains
- Overhead gas heat
- Outdoor storage approved

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	

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

FLOOR PLAN





895 NORTH 5TH AVENUE | UNIT C BRIGHTON, CO 80603

INDUSTRIAL OPPORTUNITY



For more information, please contact:

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