

BRIGHTON, COLORADO 80603



### 3,000 - 9,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

**Lease Rate:** 

Units A & B: \$16.00/SF NNN (including yard)
Unit C: \$12.00/SF NNN (not including yard)
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**

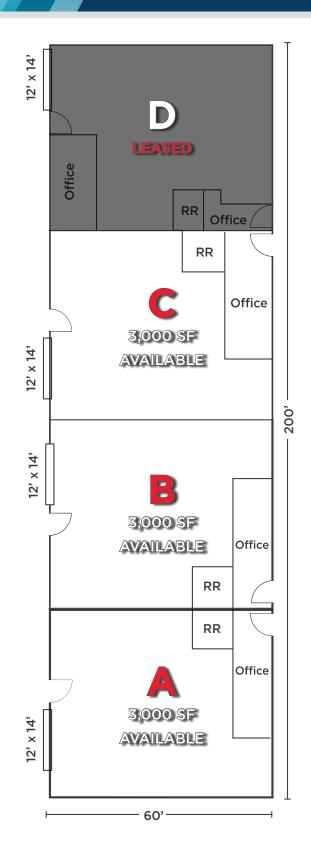
- Units A, B & C: Available with 30-day notice
- One 12' x 14' overhead door, office and private restroom in each unit
- Floor drains
- · Overhead gas heat
- Outdoor storage approved

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**





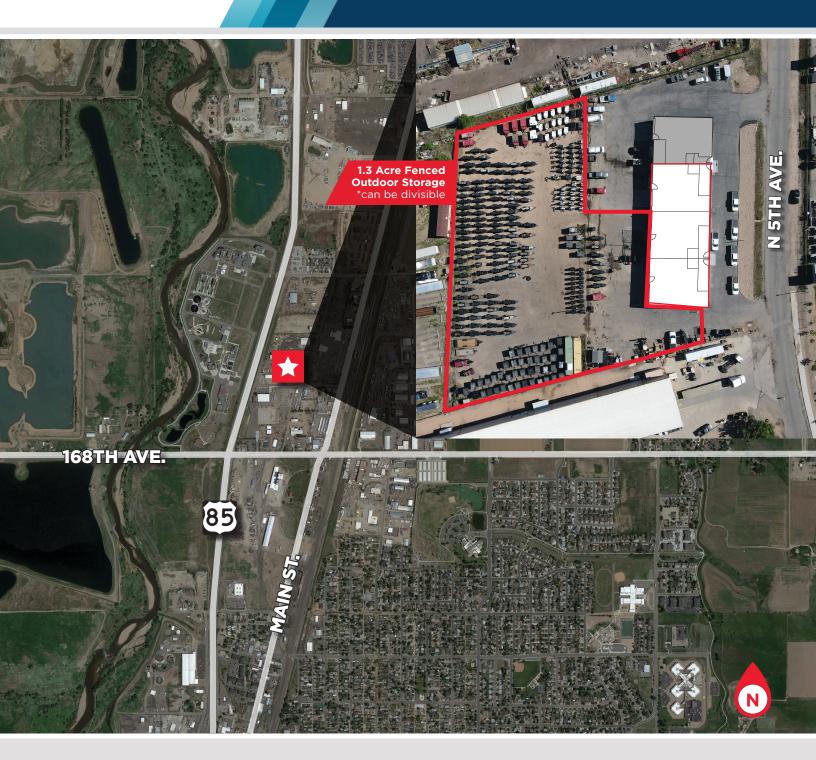








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