

# 9725

BRIGHTON ROAD  
HENDERSON, CO 80640

INDUSTRIAL OUTDOOR STORAGE (IOS)  
**FOR SALE OR LEASE**

**FREEWAY VISIBILITY**



**6,179 SF ON 2 ACRES**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY OVERVIEW

## Property Summary

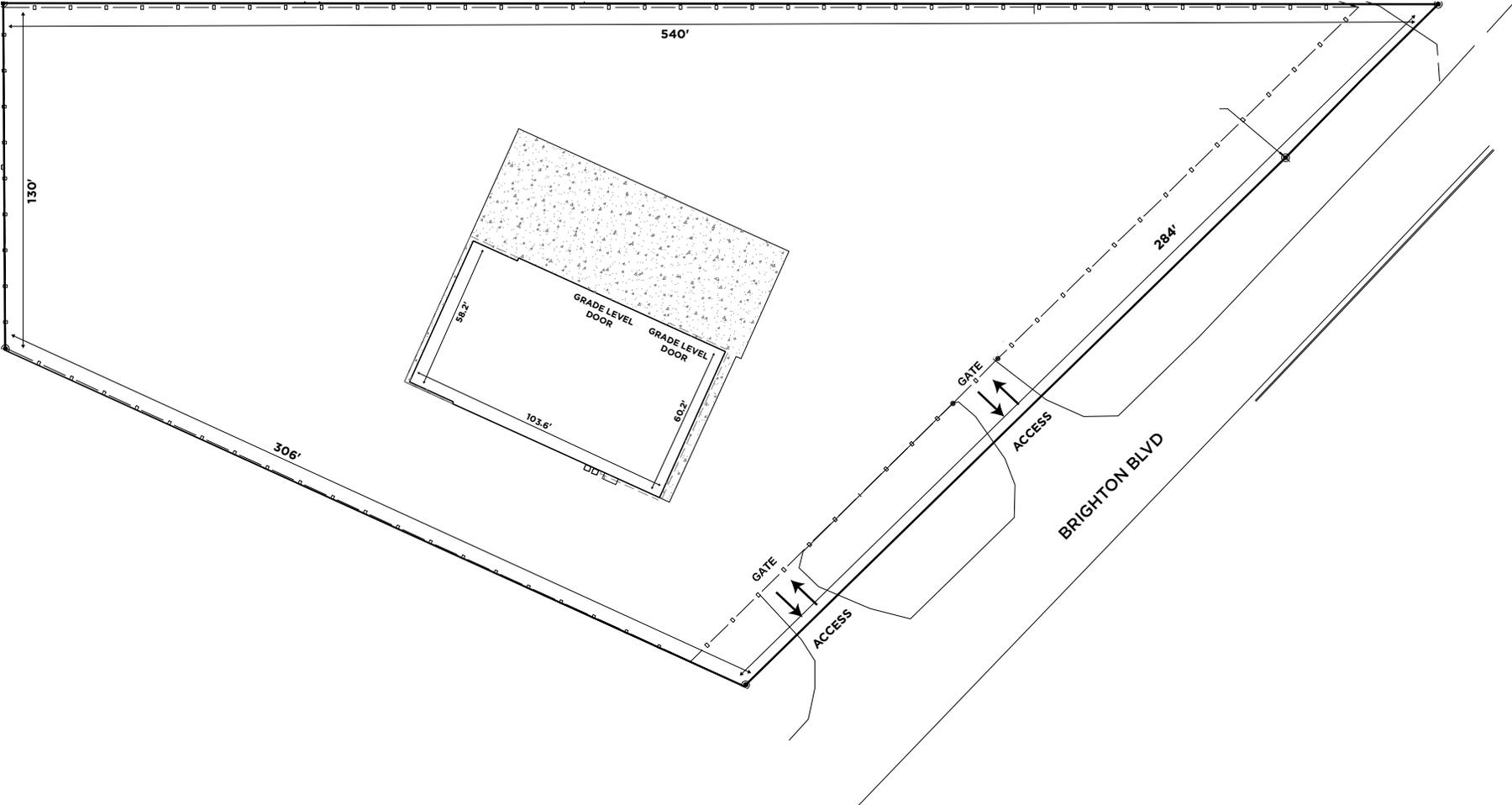
9725 Brighton Road offers a tremendous outdoor storage opportunity along Denver's I-76 Corridor with freeway visibility of 75,000 VPD. With I-2 zoning, this  $\pm 6,200$  SF building on a 2 acre fully fenced site is a functional property for a wide array of industrial users. This site offers quick access to both Central Denver and major thoroughfares.

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Total SF	$\pm 6,179$ SF
Office	$\pm 1,400$ SF (Front) / $\pm 1,000$ SF (Back)
Site Size	2.01 Acres
Zoning	1-2 (Adams County)
Clear Height	24'
Loading	Two (2) 12'x16' Grade Level Doors
Power	3-Phase (TBV)
Yard	Fenced with Two (2) Rolling Gates
Lighting	LED Lights throughout Warehouse
2025 Real Estate Taxes	\$22,283 (\$3.61/SF)

**Reach out to Broker for Pricing**

# SITE PLAN



# 9725 BRIGHTON ROAD



## FOR MORE INFORMATION, PLEASE CONTACT:

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