

# 9403 & 9485

## BRIGHTON ROAD

HENDERSON, CO 80640

SALE PRICE

**\$4,700,000**



### HIGHWAY FRONTAGE INDUSTRIAL INVESTMENT

4.80 ACRES | 4.5 YEARS REMAINING | \$270,000 NOI



**+/- 4.80 ACRES AT  
I-76 & 96TH**

#### SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

#### GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

#### TYLER CARNER

EXECUTIVE VICE PRESIDENT

303.264.1903

tyler.carner@cbre.com

#### KEIFFER GARTON

SENIOR VICE PRESIDENT

303.579.7106

keiffer.garton@cbre.com



# PROPERTY HIGHLIGHTS

Address	9403 & 9485 Brighton Road Henderson, CO 80640
Sale Price	\$4,700,000
NOI	\$270,000
Cap Rate	5.75%
Building Size	4,800 SF
Total Lot Size	4.80 Acres
Zoning	I-2

## PROPERTY DESCRIPTION

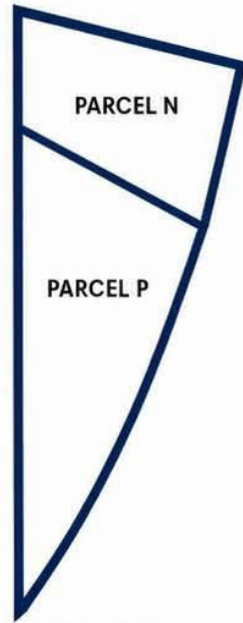
Highly visible industrial investment property located at 9403 & 9485 Brighton Road in Henderson, Colorado. The property includes a 4,800 SF industrial building on approximately 4.80 acres with direct Brighton Road frontage and immediate access to I-76. Leased to RMT Companies with approximately 4.5 years remaining, the offering provides in-place income, \$270,000 NOI, and long-term land value in a strategic highway-oriented industrial corridor minutes from central Denver.

- 4,800 SF industrial building
- Approximately 4.80-acre site
- Direct Brighton Road frontage and Immediate access to I-76 and 96th Avenue
- I-2 zoning in unincorporated Adams County
- Enterprise Zone location
- Functional yard area for truck, trailer, and outdoor storage
- 400 amp / 3-phase power

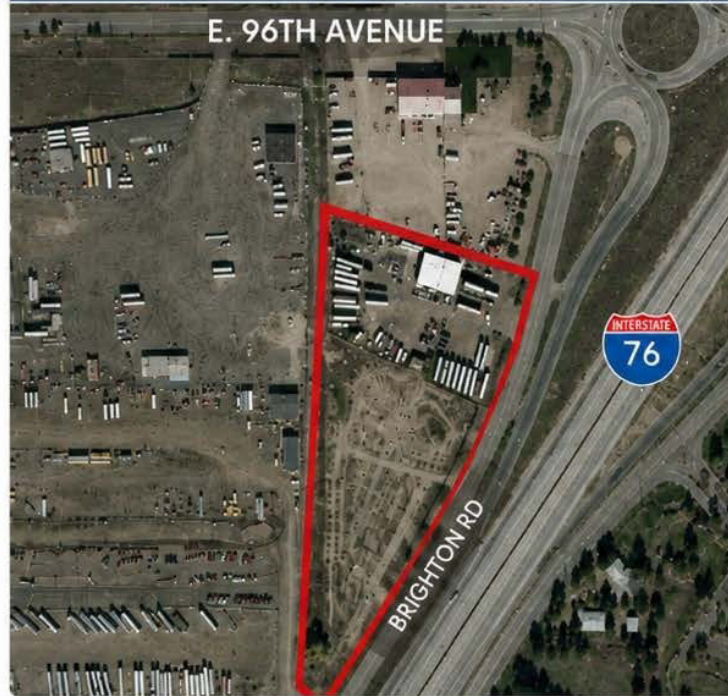


# SITE PLAN & PARCEL DETAIL

## SITE OUTLINE



## AERIAL



## BUILDING SPECS

**POWER** 400 AMP / 3-PHASE

**GAS** 500 GALLON LP  
GAS STORAGE  
TANK - NOT XCEL

**WATER TAP** 3/4"

**SPRINKLER** NONE

**ROOF** METAL

## PROPERTY SUMMARY

Parcel*	Parcel #	Legal Description	Parcel Address	Zoning	Size (AC)	Building Size (SF)
N	# 0172120000058	SECT,TWN,RNG:20-2-67 DESC: ...	9485 Highway 85	I-2	2.05	4,800
<b>Sub-Total</b>					<b>2.05</b>	<b>4,800</b>
P	# 0172120000006	SECT,TWN,RNG:20-2-67 DESC: ...	9403 Brighton Rd	I-2	2.7489	n/a
<b>Sub-Total</b>					<b>2.7489</b>	
<b>ASSEMBLAGE TOTAL</b>					<b>4.7989</b>	<b>4,800</b>

# TENANT OVERVIEW



## TENANT HIGHLIGHTS

- 30+ Years in Operation
- 6 Rail-Served Colorado Facilities
- BNSF & Union Pacific Rail Connectivity
- 20+ Trucks | 50+ Trailers
- BNSF Premier Transloader
- Award-Winning Safety Record
- Diversified Transportation & Logistics Platform
- 4.5 Years Remaining on Lease Term

## RMT COMPANIES

RMT Companies is a leading transportation, transloading, and logistics provider serving commercial and industrial customers throughout Colorado, the Rocky Mountain region, and the Central United States. Founded in 1994, the company has over 30 years of operating history and has grown into a fully integrated logistics platform offering trucking, rail transloading, third-party logistics (3PL), truck and trailer repair, and fleet branding services.

RMT operates a network of six rail-served facilities throughout Colorado, strategically connected to both the BNSF and Union Pacific rail systems, providing customers with efficient multimodal transportation solutions. The company maintains a modern fleet of 20+ semi-trucks and 50+ trailers, with all trucks model year 2018 or newer, supporting the transportation of dry bulk, liquid bulk, industrial materials, energy products, and other commodities.

Originally established as one of the nation's first frac sand terminals in Lucerne, Colorado, RMT has expanded into a diversified logistics enterprise serving major manufacturers, producers, utilities, and industrial users throughout the region. The company has earned numerous industry accolades, including BNSF Premier Transloader status, the Denver Transportation Club Eagle Award, the Colorado Motor Carriers Association Small Carrier of the Year Safety Award, and multiple Great West Casualty Gold Awards for Accident Prevention.

With approximately 4.5 years remaining on its lease term, RMT Companies provides stable occupancy backed by an established regional operator with a long-standing reputation for safety, reliability, customer service, and operational excellence.

# AERIAL





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