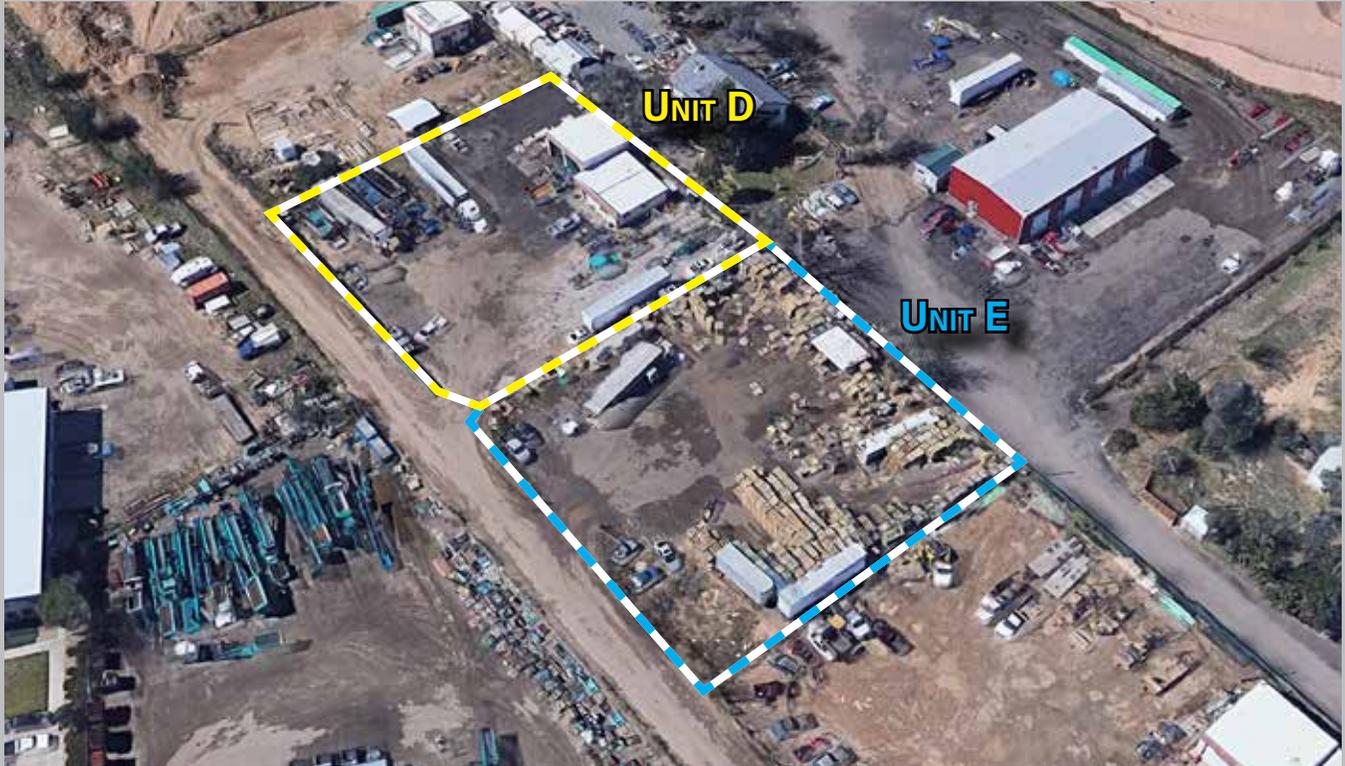


# FOR LEASE

9751 BRIGHTON ROAD, UNITS D & E, HENDERSON, CO 80640



**2,250 SQUARE FOOT SHOP W/ .84 ACRE FENCED YARD**  
**\$6,500 PER MONTH MODIFIED GROSS**

**.72 ACRE FENCED YARD**  
**\$6,000 PER MONTH MODIFIED GROSS**

**BOTH UNITS**  
**\$11,750 PER MONTH MODIFIED GROSS**

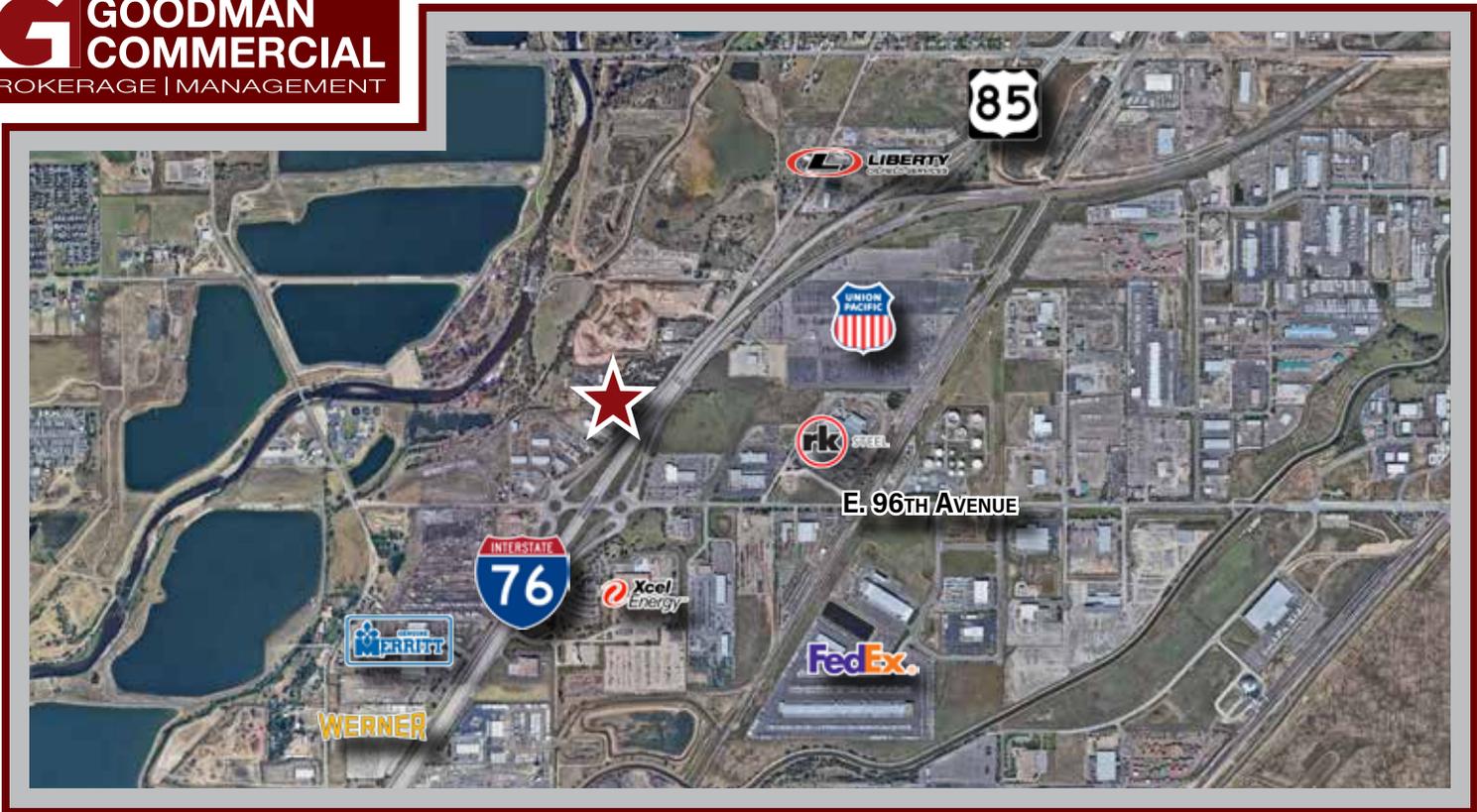
## UNIT D

- Approximately 1,050 SF Shop & 1,200 SF Office
- Two Bays with 12'x14' Doors
- .84 Acre Fenced & Gated Yard
- Quick Access to I-76, US-85, and 96th Avenue
- I-2 Zoning (Adams County)

Total Building Size:	2,250 SF
Year Built:	1979
Zoning:	I-2 (Adams County)
Loading:	Two 12'x14' Doors
Total Site Size:	36,639 SF (.84 Acres)
Clear Height:	16'
Power:	220a 115-120v 3-Phase (TBV)

## UNIT E

- .72 Acre Fenced & Gated Yard
- Quick Access to I-76, US-85, and 96th Avenue
- I-2 Zoning (Adams County)
- Available with Unit D or Separate



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