

FOR LEASE

9751 BRIGHTON ROAD, UNIT D, HENDERSON, CO 80640



**2,250 SQUARE FOOT SHOP W/ .84 ACRE FENCED YARD
\$8,000 PER MONTH MODIFIED GROSS**

- 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)



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