

INDUSTRIAL FOR SALE

# 10290 E. 106th Ave.

Brighton, CO 80601

## INDUSTRIAL WAREHOUSE FOR SALE

14,000 SF | 2.14 AC

Nine (9) grade-level drive-in doors



20' clear height with fenced outdoor storage area



Excellent access to I-76, E-470, and Denver International Airport



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**14,000 SF**  
2.14 AC

SALE PRICE:  
**\$3,850,000**

*10290 E 106th Ave presents a rare opportunity to acquire a functional industrial asset in the tightly held Brighton/Commerce City submarket. Situated on 2.14 acres, the property features a 14,000 SF warehouse facility with five grade-level doors, 20' clear height, and a fully fenced yard ideal for a variety of industrial outdoor storage, fabrication, fleet, and service-oriented users. Its strategic location near major transportation corridors and DIA provides excellent regional connectivity while offering the flexibility and functionality increasingly difficult to find in Denver's constrained infill industrial market*

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## PROPERTY DETAILS



Building Size:  
14,000 SF  
(Bldg. 1 - 9,000 SF  
Bldg. 2 - 5,000 SF)



Year Built:  
1995



Clear Height:  
20'



Site Size:  
2.14 AC



Loading:  
9 Drive-Ins



Sprinklers:  
Wet



County:  
Adams



Zoning:  
I-2, Brighton

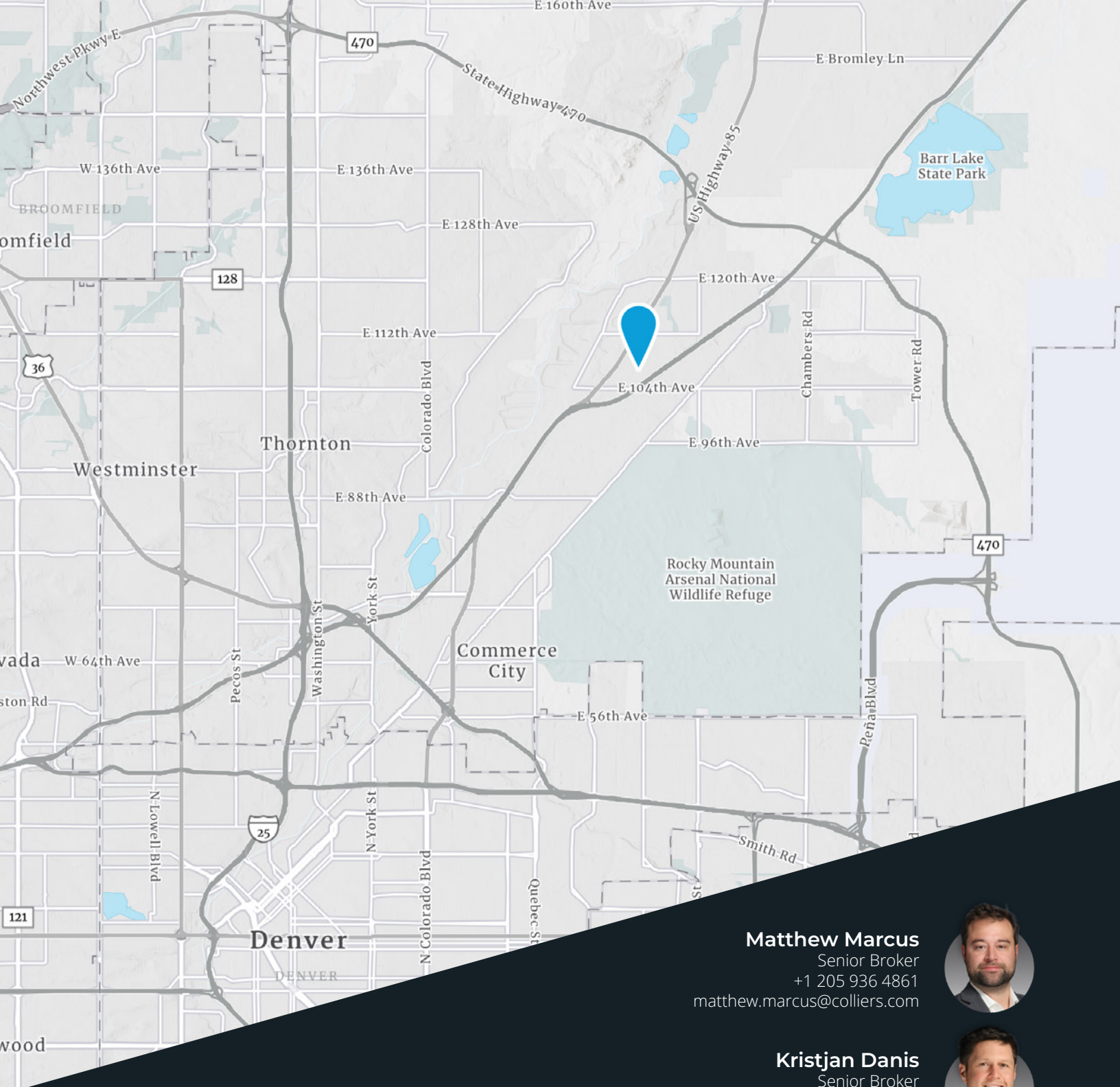


Bldg. 1  
9,000 SF

E. 106TH AVE

Bldg. 2  
5,000 SF





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