

COMMERCIAL INDUSTRIAL WAREHOUSE INVESTMENT PROPERTY

854 BASELINE PLACE

854 BASELINE PLACE, BRIGHTON, CO 80603



FOR SALE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

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COLORADO HOME REALTY

HOPE SAWYER

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$2,268,000
BUILDING SF:	16,200
PRICE / SF:	\$140
CLEAR HEIGHT:	16"
CONSTRUCTION TYPE:	Metal
GRADE DOORS:	8
LOT SIZE:	1.0 Acres
PARKING:	30 - Surface Spaces
YEAR BUILT:	1999
ZONING:	I-1

Property Description

Welcome to 854 Baseline Place in Brighton Industrial Park. This 16,200-square-foot warehouse is divided into four units, each offering dedicated office space, a warehouse area, and two garage bays. It's an ideal investment opportunity for an owner-operator—work in one or multiple units while renting out the others, an investor seeking an attractive cap rate, or anyone looking for warehouse space. Zoning is I-1 offering a multitude of different uses. Currently, two units are leased, while two are vacant, providing immediate flexibility for your business needs. Located just minutes from Hwy-85, this property offers easy access to major roadways, enhancing its appeal, and you are just minutes away from downtown Brighton.

For more information, please contact the listing agent, Patrick Laurienti @ (303) 332 -1108

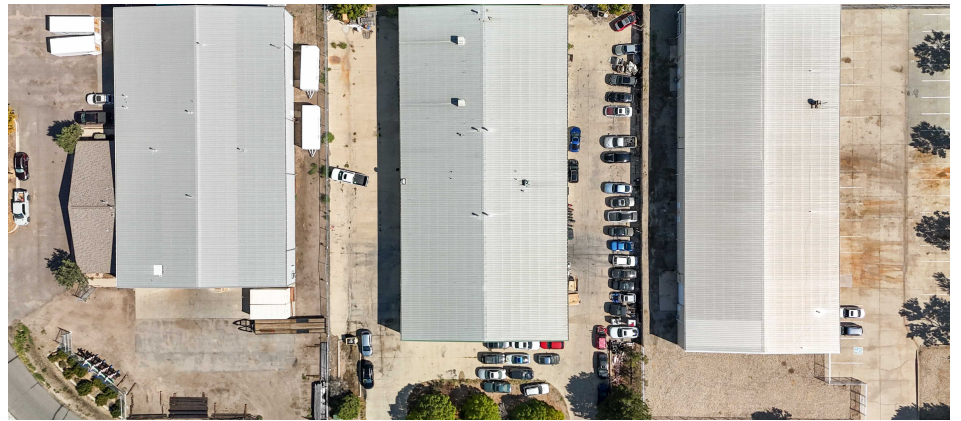
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PROPERTY OVERVIEW

This property offers a unique investment opportunity with the opportunity for stable tenant income and the option for owner occupancy, making it ideal for both investors and business owners looking for a strategic location.

PROPERTY PHOTOS

854 BASELINE PLACE



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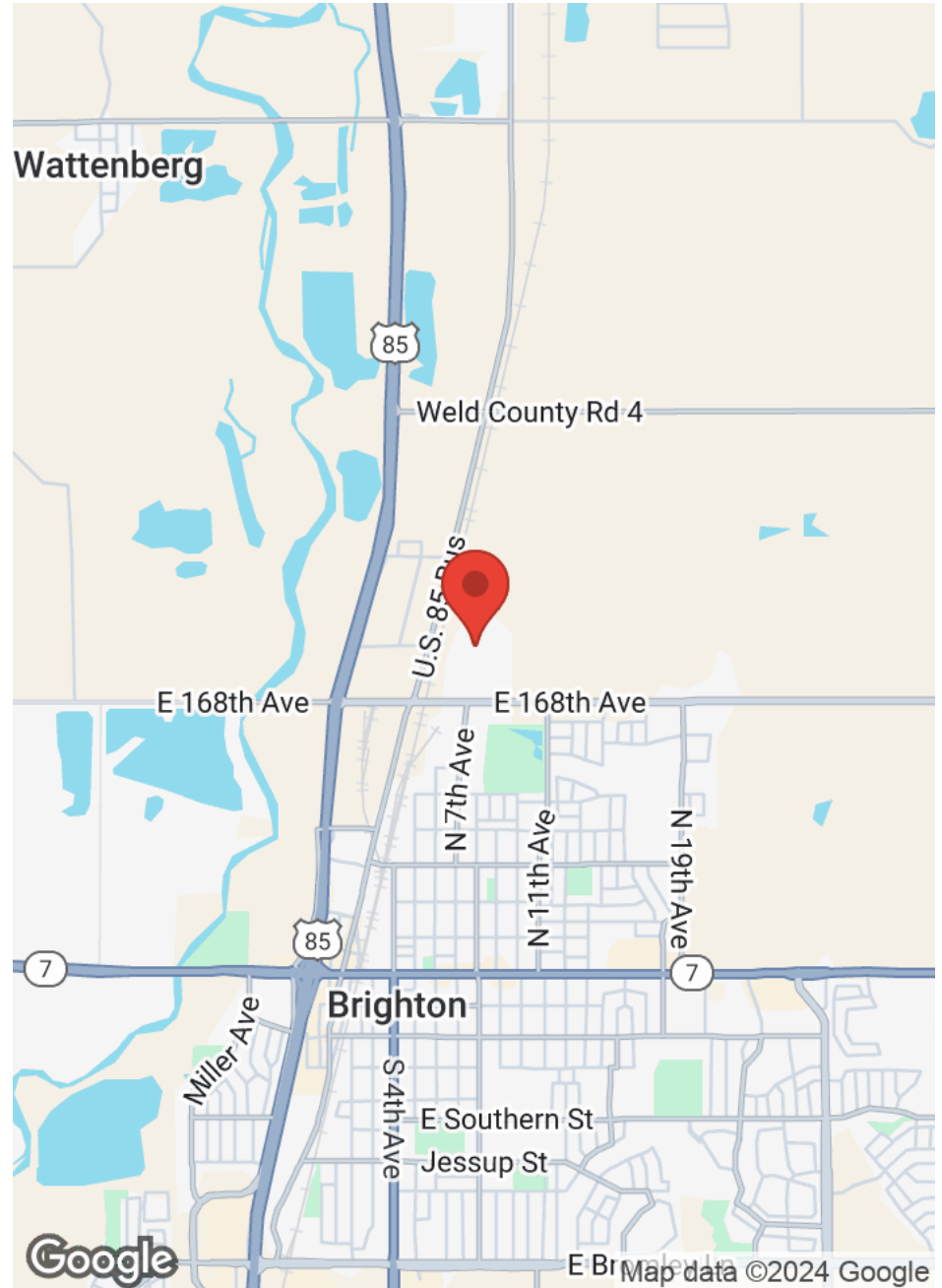
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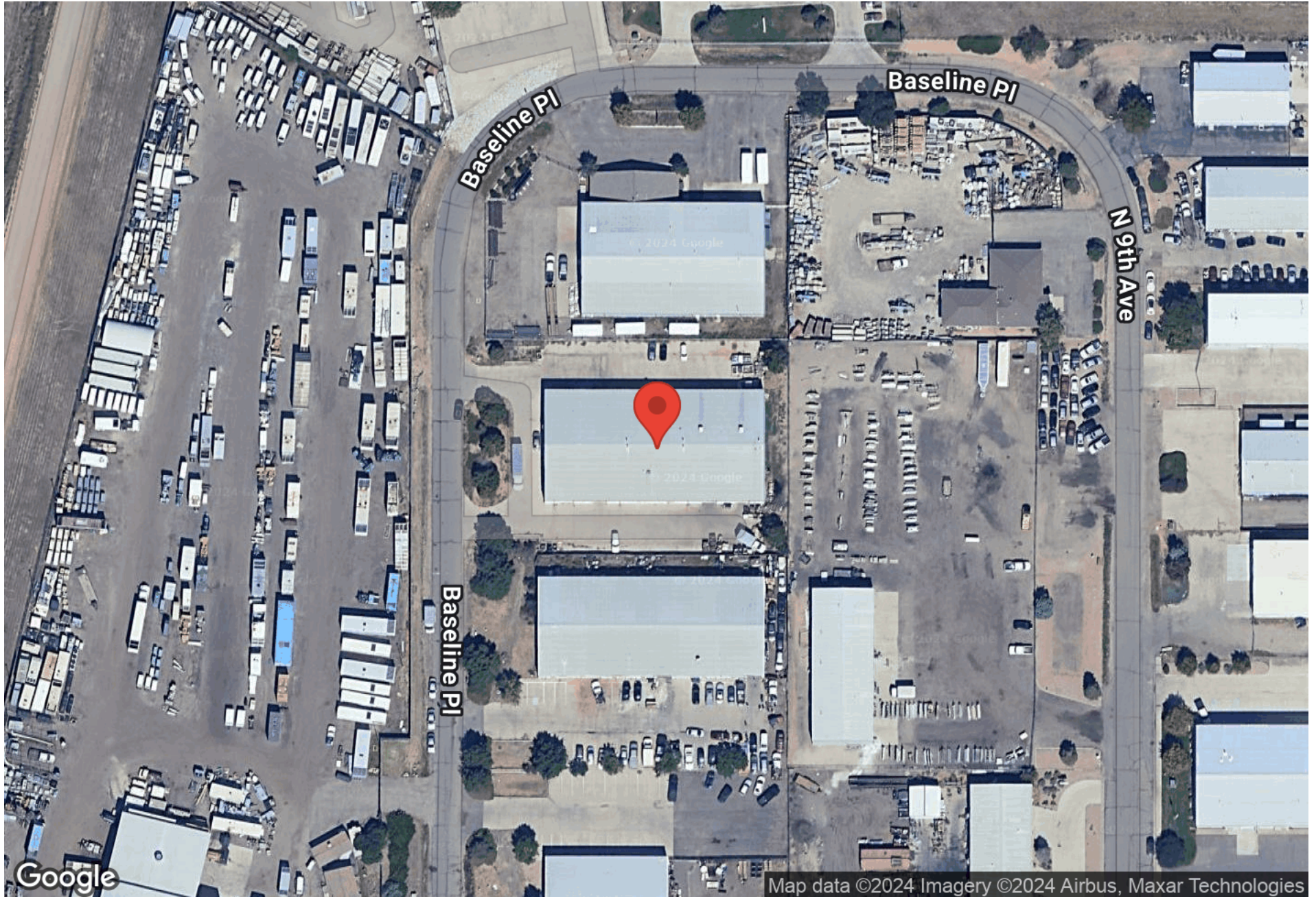
LOCATION MAPS

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AERIAL MAP

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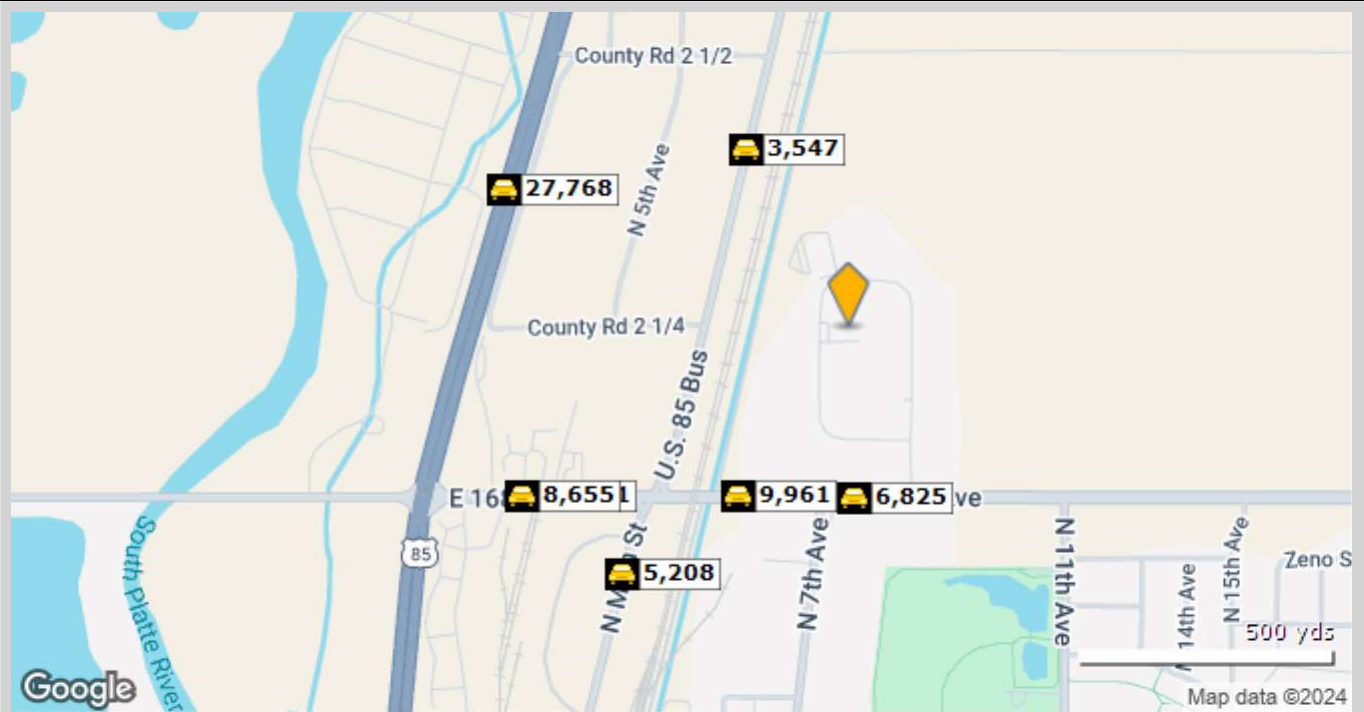
Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Traffic Count Report

854 Baseline Pl, Brighton, CO 80603

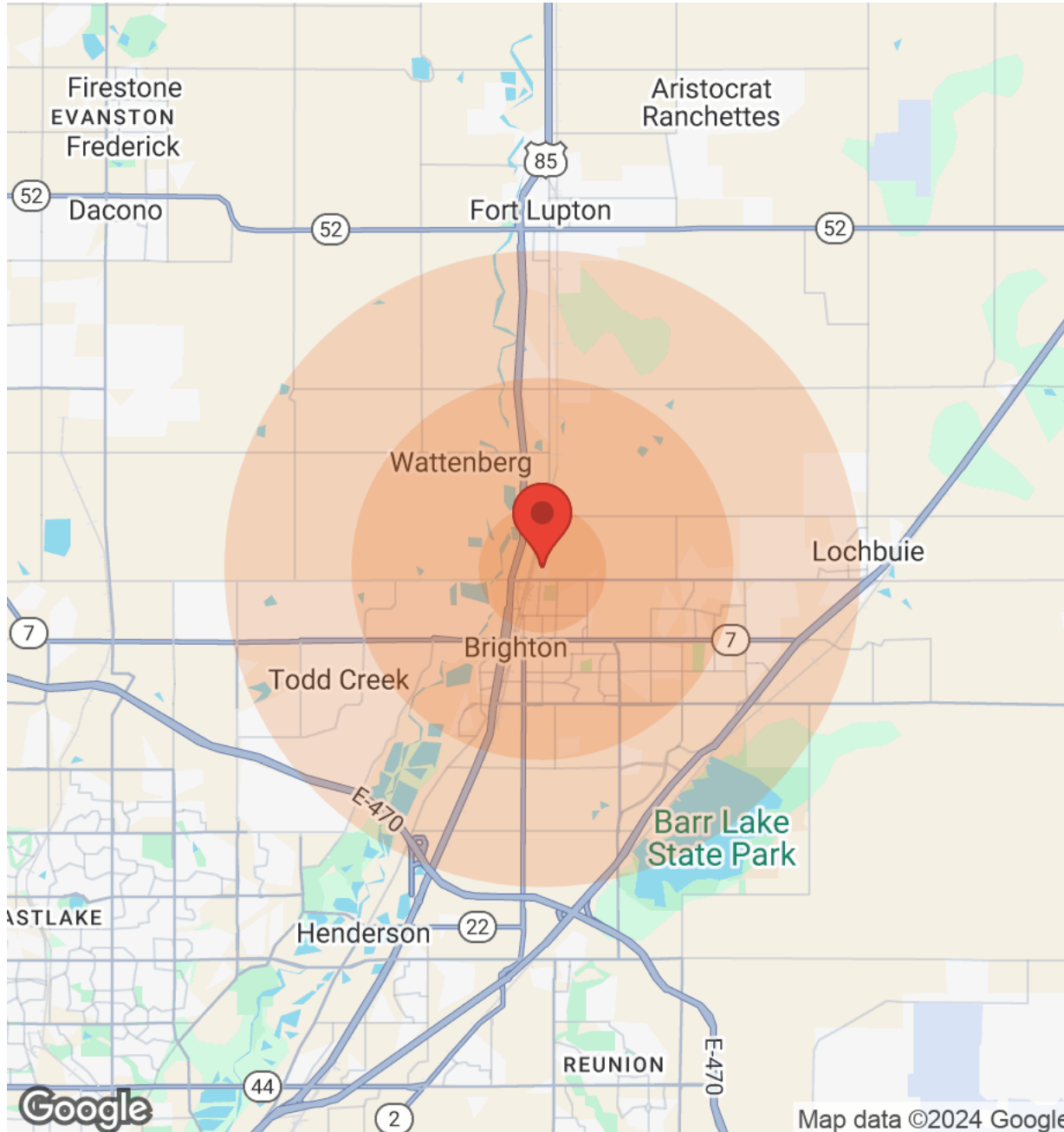
Building Type: **Industrial**
 RBA: **16,000 SF**
 Land Area: **1 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E 168th Ave	N 9th Ave	0.06 E	2022	6,825	MPSI	.19
2	East 168th Avenue	N Main St	0.10 W	2022	9,961	MPSI	.22
3	Co Rd 27	Co Rd 2 1/2	0.11 N	2022	3,547	MPSI	.24
4	N Main St	E 168th Ave	0.09 NE	2018	4,605	MPSI	.37
5	N Main St	E 168th Ave	0.09 NE	2022	5,208	MPSI	.37
6	BASELINE RD	Ida St	0.03 W	2019	8,600	AADT	.41
7	E 168th Ave	Ida St	0.03 W	2016	10,811	MPSI	.41
8	E 168th Ave	Ida St	0.03 W	2018	9,065	MPSI	.41
9	E 168th Ave	Ida St	0.03 W	2022	8,655	MPSI	.41
10	US Hwy 85	Co Rd 2 1/2	0.16 NE	2022	27,768	MPSI	.42

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,504	14,475	26,524
Female	3,075	12,314	23,525
Total Population	7,579	26,789	50,049

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,641	6,232	12,015
Ages 15-24	937	3,624	6,915
Ages 25-54	3,584	10,483	18,005
Ages 55-64	831	2,979	5,339
Ages 65+	586	3,471	7,775

Race	1 Mile	3 Miles	5 Miles
White	5,398	20,913	40,843
Black	194	255	299
Am In/AK Nat	64	115	166
Hawaiian	N/A	N/A	1
Hispanic	4,566	12,657	18,078
Multi-Racial	3,828	10,894	17,008

Income	1 Mile	3 Miles	5 Miles
Median	\$49,193	\$60,051	\$73,068
< \$15,000	275	877	1,086
\$15,000-\$24,999	192	774	967
\$25,000-\$34,999	240	1,025	1,455
\$35,000-\$49,999	342	1,106	2,074
\$50,000-\$74,999	369	1,853	3,519
\$75,000-\$99,999	418	1,602	3,272
\$100,000-\$149,999	143	1,186	2,791
\$150,000-\$199,999	34	232	853
> \$200,000	8	115	468

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,011	9,208	17,191
Occupied	1,885	8,674	16,262
Owner Occupied	1,141	5,660	12,063
Renter Occupied	744	3,014	4,199
Vacant	126	534	929