

**5130**

**BRIGHTON BLVD**

DENVER, CO 80216

**\$12-15/SF NNN**

**LEASE RATE**

**INDUSTRIAL**



**WITH OUTDOOR STORAGE**



**DENVER INFILL  
SPECIALISTS**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Building Size:	7,304 SF
Lot Size:	4.1 Acres
Lease Rate:	\$12-15/SF (NNN)
NNN's:	TBD
Year Built:	1981
Warehouse Space:	~4,000 SF
Ceiling Height:	13 ft
Clear Height:	11 ft
Drive-In Doors:	4 - (10' x 8')
Dock-High Bays:	6 - (2 Cross-Dock Bays) - (10' x 8')
Zoning:	I-B

## PROPERTY OVERVIEW

Unique Properties, Inc. is pleased to present the 7,304 SF flex property with over 4 acres of outdoor storage land available for lease at 5118 Brighton Blvd. The Property's access to Denver's major highways and arterials is unmatched as it is located just off Brighton Blvd and close proximity to I-70. The building has a great reception/ lobby entrance, multiple private offices, a conference room and ~4,000 Sf of Warehouse Space. The lot's heavy industrial zoning allows for outdoor storage. The lot is fully fenced and lighted with Light Posts that are located throughout the lot. The adjacent parcels are also available for lease with roughly 2 additional acres available at \$5,000/AC per month NNN – Contact Broker for More Details!

## PROPERTY HIGHLIGHTS

- Large Lot with heavy Industrial Zoning that allows for Outdoor Storage
- Open Warehouse Space with 4 Drive in Doors and 6 Dock-High Bays (Additional Doors can be reopened)
- Front office with multiple private Offices and a Conference Room
- Great Reception/ Lobby Entrance
- Fenced and Secured Lot
- Easy access with Frontage on Brighton Blvd

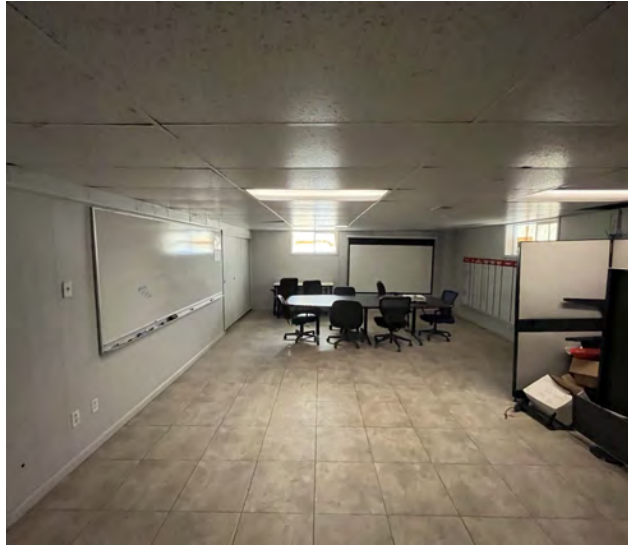


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## ADDITIONAL PHOTOS



# ADDITIONAL LAND AVAILABLE FOR LEASE



# AERIAL MAP

