



# 854 BASELINE PL - UNIT D

BRIGHTON, CO 80603



## FEATURES

<b>Available Space:</b>	4,020 SF
<b>Office Buildout:</b>	810 SF with HVAC
<b>Clear Height:</b>	16'
<b>Drive-In Access:</b>	(2) Oversized 12' x 14' doors
<b>Construction:</b>	Metal building
<b>Heat:</b>	Warehouse heat included
<b>Parking:</b>	8 dedicated spaces
<b>Zoning:</b>	I-1 Industrial
<b>Availability:</b>	Immediate
<b>Lease Rate:</b>	\$10.00/SF + 5.50 NNN
<b>Monthly Rent:</b>	\$5,192.50

## CONTACT US:



**AVIVA SONENREICH**  
MANAGING BROKER  
720-276-2717  
[aviva@warehousehotline.com](mailto:aviva@warehousehotline.com)



**JOSH OAKLEY**  
BROKER ASSOCIATE  
970-274-0077  
[josh@warehousehotline.com](mailto:josh@warehousehotline.com)

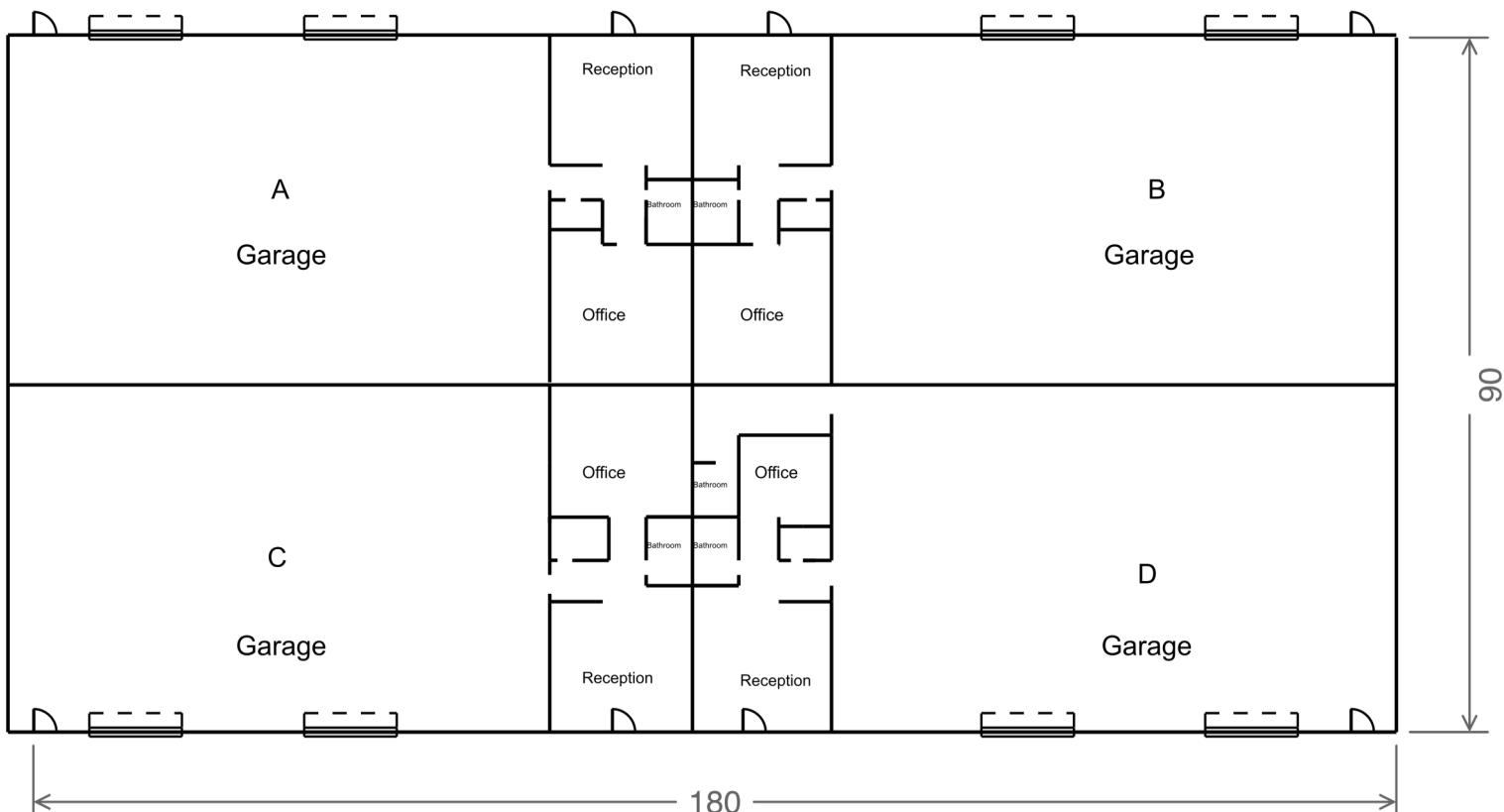
The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

854 BASELINE PL – UNIT D, BRIGHTON, CO 80603

## FLOOR PLAN

Office – 810 SF

warehouse – 3,210 SF



The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

### CONTACT US:



**AVIVA SONENREICH**

MANAGING BROKER

720-276-2717

[aviva@warehousehotline.com](mailto:aviva@warehousehotline.com)



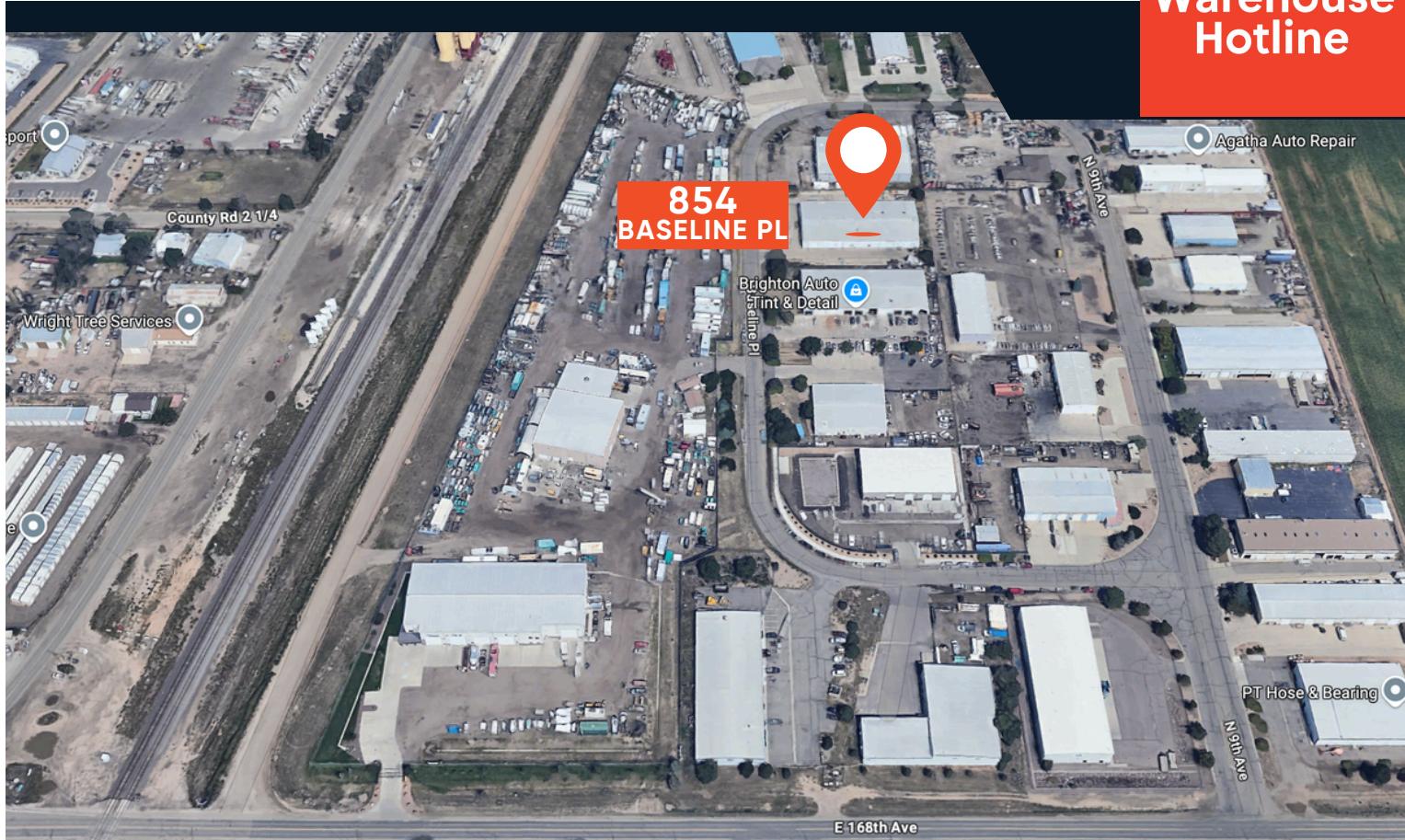
**JOSH OAKLEY**

BROKER ASSOCIATE

970-274-0077

[josh@warehousehotline.com](mailto:josh@warehousehotline.com)

The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



## LOCATION BENEFITS:

- Minutes from Hwy-85
- Quick access to Downtown Brighton
- Located in a robust industrial zone with flexible I-1 zoning

**2 MIN**  
TO HWY-85

**5 MIN**  
TO DOWNTOWN  
BRIGHTON

**12 MIN**  
TO E-470  
INTERCHANGE

**15 MIN**  
TO I-76

## CONTACT US:



**AVIVA SONENREICH**  
MANAGING BROKER  
720-276-2717  
aviva@warehousehotline.com



**JOSH OAKLEY**  
BROKER ASSOCIATE  
970-274-0077  
josh@warehousehotline.com

The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



### CONTACT US:

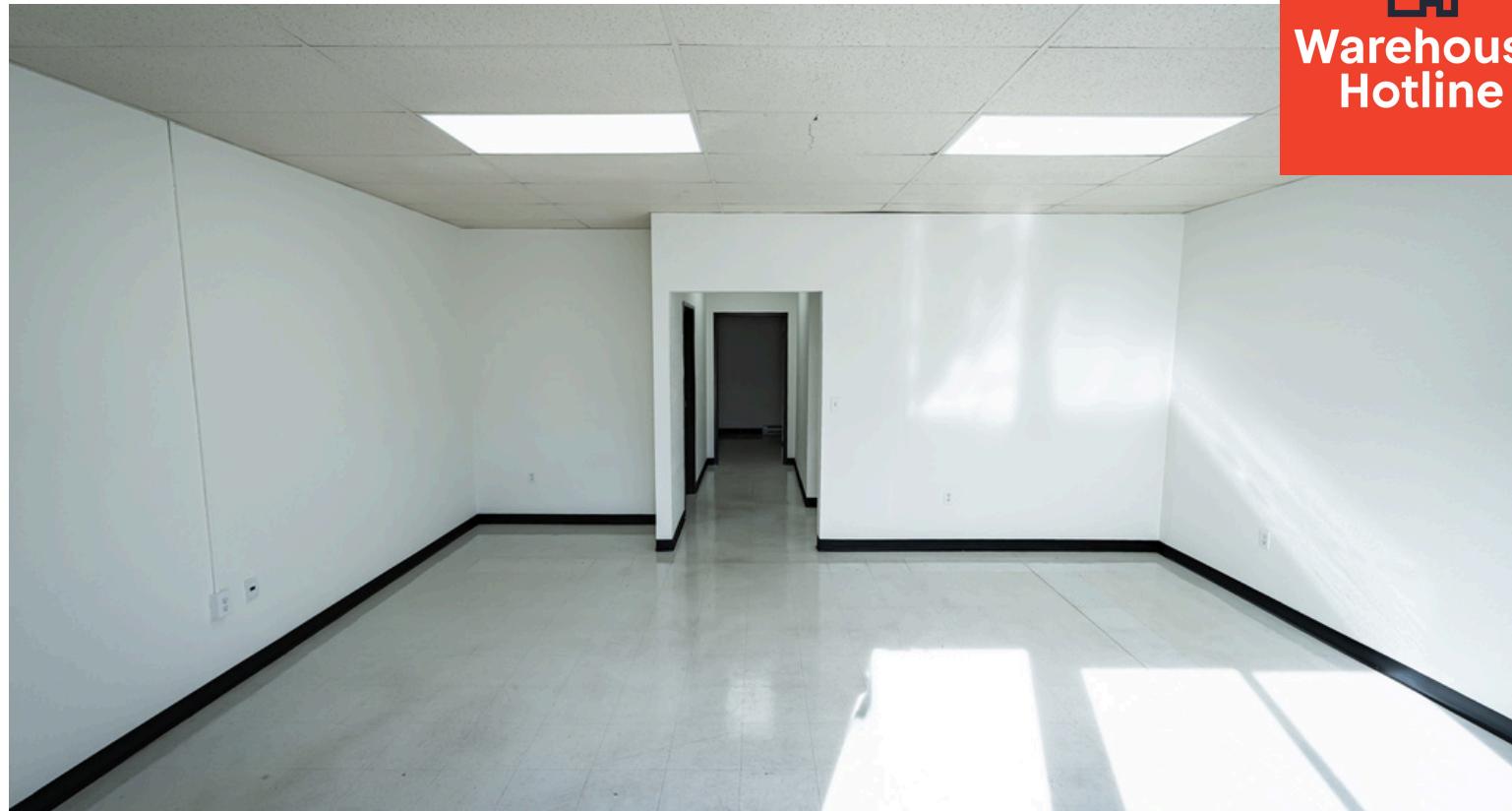


**AVIVA SONENREICH**  
MANAGING BROKER  
720-276-2717  
[aviva@warehousehotline.com](mailto:aviva@warehousehotline.com)



**JOSH OAKLEY**  
BROKER ASSOCIATE  
970-274-0077  
[josh@warehousehotline.com](mailto:josh@warehousehotline.com)

The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



**CONTACT US:**



**AVIVA SONENREICH**  
MANAGING BROKER  
720-276-2717  
[aviva@warehousehotline.com](mailto:aviva@warehousehotline.com)



**JOSH OAKLEY**  
BROKER ASSOCIATE  
970-274-0077  
[josh@warehousehotline.com](mailto:josh@warehousehotline.com)

The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



### CONTACT US:



**AVIVA SONENREICH**  
MANAGING BROKER  
720-276-2717  
[aviva@warehousehotline.com](mailto:aviva@warehousehotline.com)



**JOSH OAKLEY**  
BROKER ASSOCIATE  
970-274-0077  
[josh@warehousehotline.com](mailto:josh@warehousehotline.com)

The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.