



SMALL-BAY INDUSTRIAL WAREHOUSE UNITS FOR LEASE

**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

**812 Baseline Place
Brighton, CO 80603**



UNIT 1:

Available SF:	3,666
Clear Height:	16'-18'
Loading:	14' drive-in door
Yard:	5,200 SF +/-
LEASE RATE:	Contact Broker

UNIT 3:

Available SF:	2,960
Clear Height:	16'-18'
Loading:	14' drive-in door
LEASE RATE:	\$13.75 YEAR 1 (\$3,392/MO)

PROPERTY FEATURES:

Year Built:	2000
Zoning:	I-1
Expenses:	\$6.10/SF

- LED LIGHTS
- UPDATED OFFICE
- OUTDOOR STORAGE AVAILABLE
- FLOOR DRAIN W/ GREASE TRAP

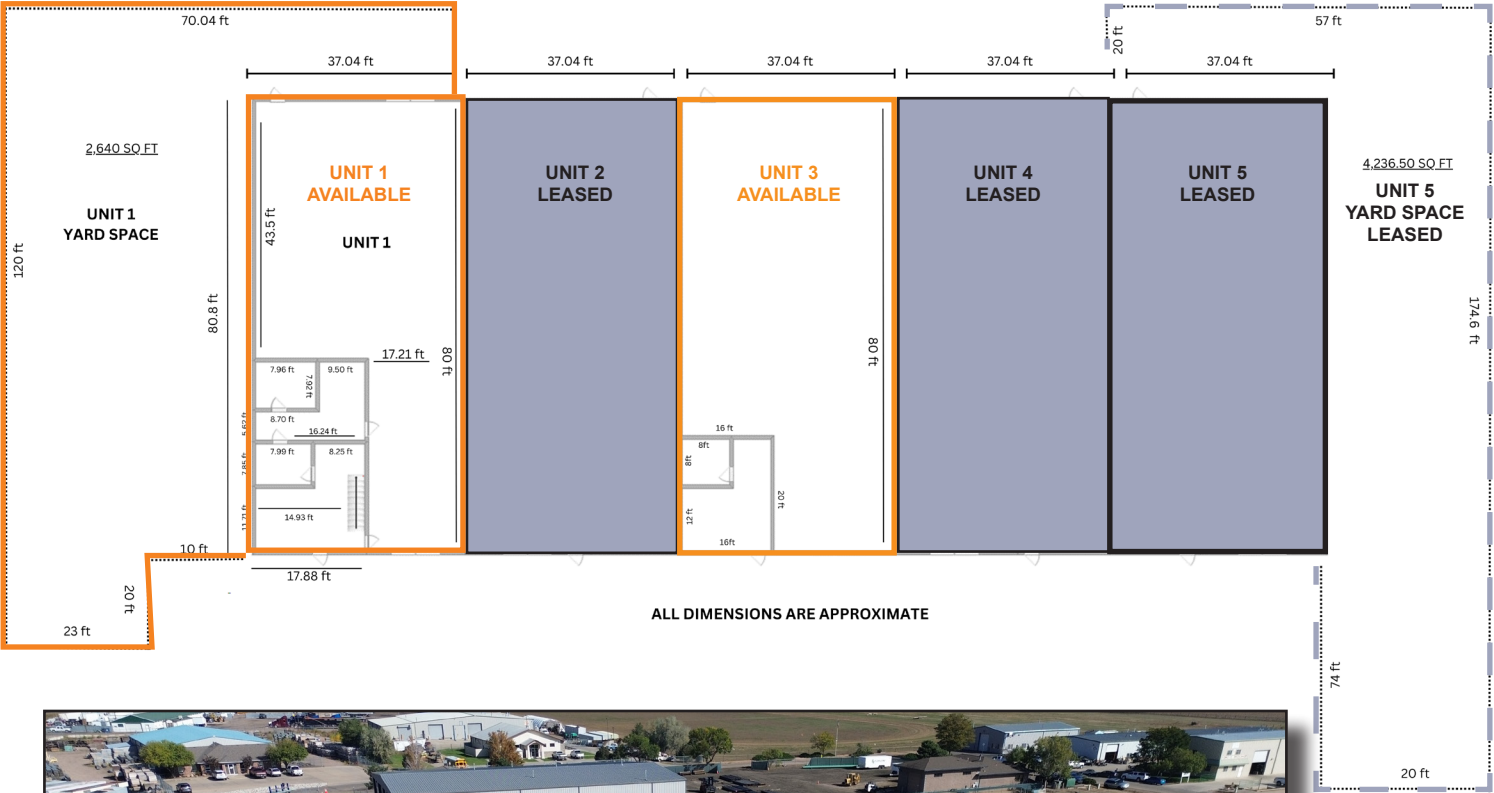
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