



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

**12,000 SF SHOP W/ YARD
FOR LEASE**

**1760 County Road 27, Unit B
Brighton, CO 80603**



PROPERTY FEATURES:

Warehouse:	10,000 SF
Office:	2,000 SF
Site Size:	2.7 AC
Clear Height:	18'-20'
Zoned:	Outside storage
Year Built:	2005
LEASE RATE:	\$23,450/MO NNN
NNN:	\$3.74/SF
- 2,000 SF mezzanine space (not included in SF)	
- Fenced and lit yard - Heavy powered	



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1801 W. Colfax Ave.
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Point of Contact:

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DRIVE TIMES



Downtown Denver
30 minutes



DIA
30 minutes



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