



Light Industrial Flex Building

## FOR LEASE

15181 Shadow Wood Street,  
Brighton, CO 80603

### Property Summary

Building Size	3,840 SF
Lot Size	71,003 SF
Building	Stand Alone
Year Built	2022
Roof	Metal (pitched)
Zoning	C-2
Parking	21

New light industrial flex building in Brighton situated on a 1.63-acre lot. The building features high ceilings and can be divided into two units. This property is ideal for offices, retail, or light industrial use.

- 16ft height ceiling
- 2 garages w/12ftx14ft overhead doors
- 2 electrical meters
- 1000-gallon septic system
- 2 1000-gallon propane tanks
- 2 HVAC systems
- 2 bathrooms ADA compliant



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# Brighton, Colorado

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## Property Photos





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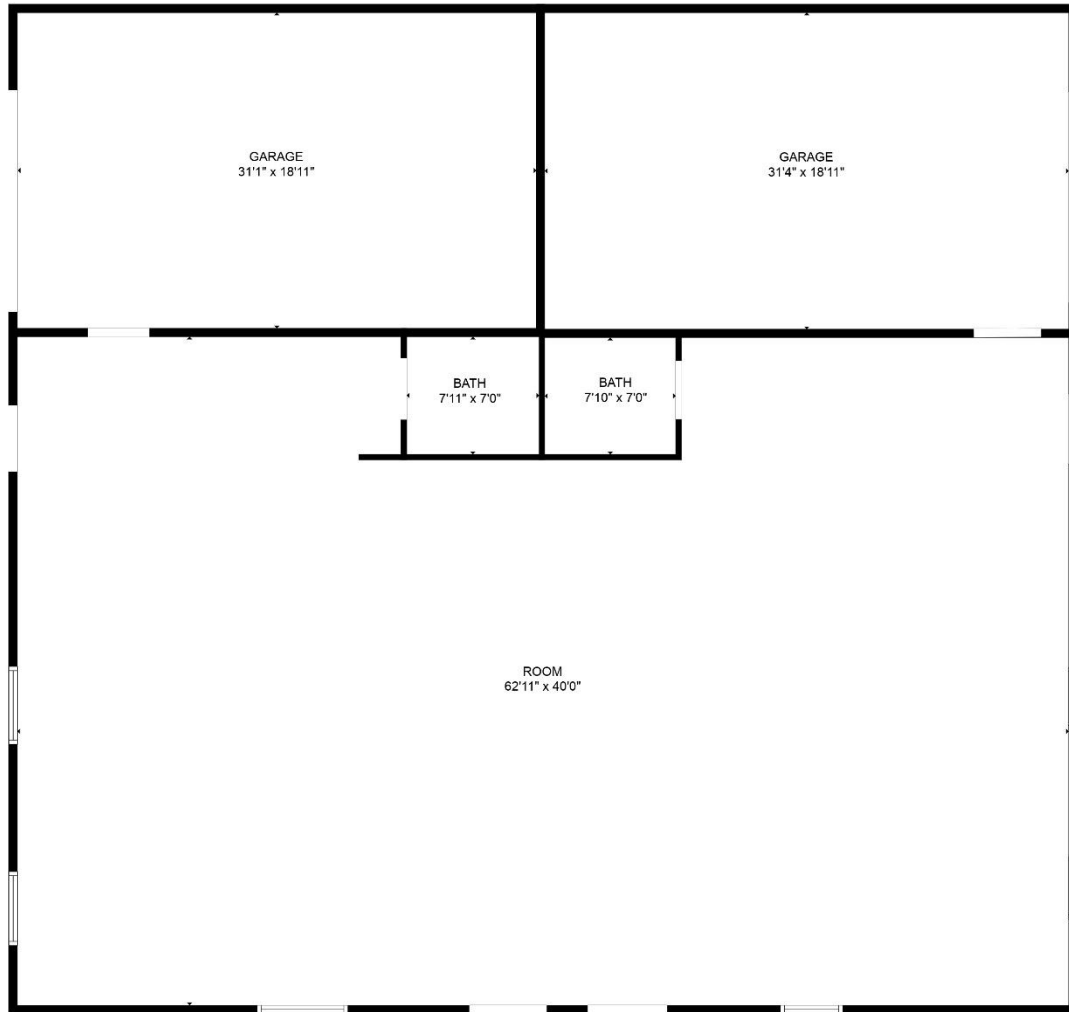
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## Floor Plan Photos



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.