

5130

BRIGHTON BLVD

DENVER, CO 80216

LEASE RATE

\$12.00 – 15.00 SF/YR (NNN)



INDUSTRIAL
WITH OUTDOOR STORAGE



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 **UNIQUE**
PROPERTIES

 **TCN**
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	5130 Brighton Blvd Denver, CO 80216
Lease Rate	\$12-15/SF (NNN)
NNN's	TBD
Building SF	7,304 SF
Lot AC	4.1 AC
Warehouse SF	~4,000 SF
Ceiling Height	13 ft
Clear Height	11 ft
Drive-In Doors	4 - (10' x 8')
Dock-High Doors	6 - (2 Cross-Dock Bays) - (10' x 8')
Zoning	I-B

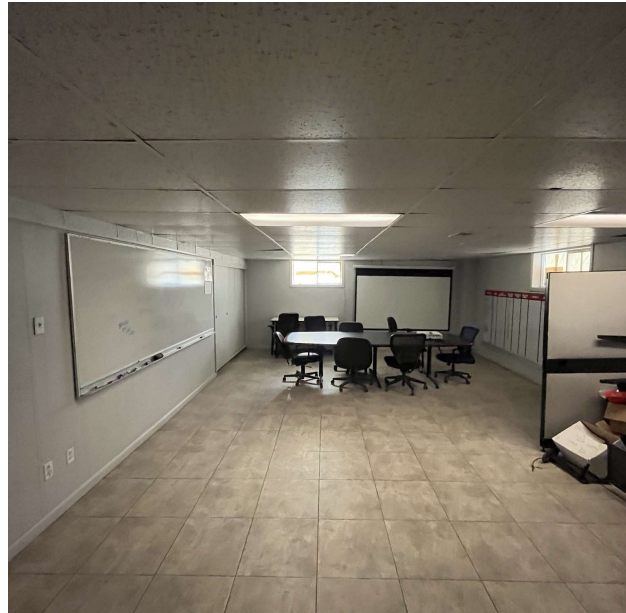


Unique Properties, Inc. is pleased to present the 7,304 SF flex property with over 4 acres of outdoor storage land available for lease at 5118 Brighton Blvd. The Property's access to Denver's major highways and arterials is unmatched as it is located just off Brighton Blvd and close proximity to I-70. 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!

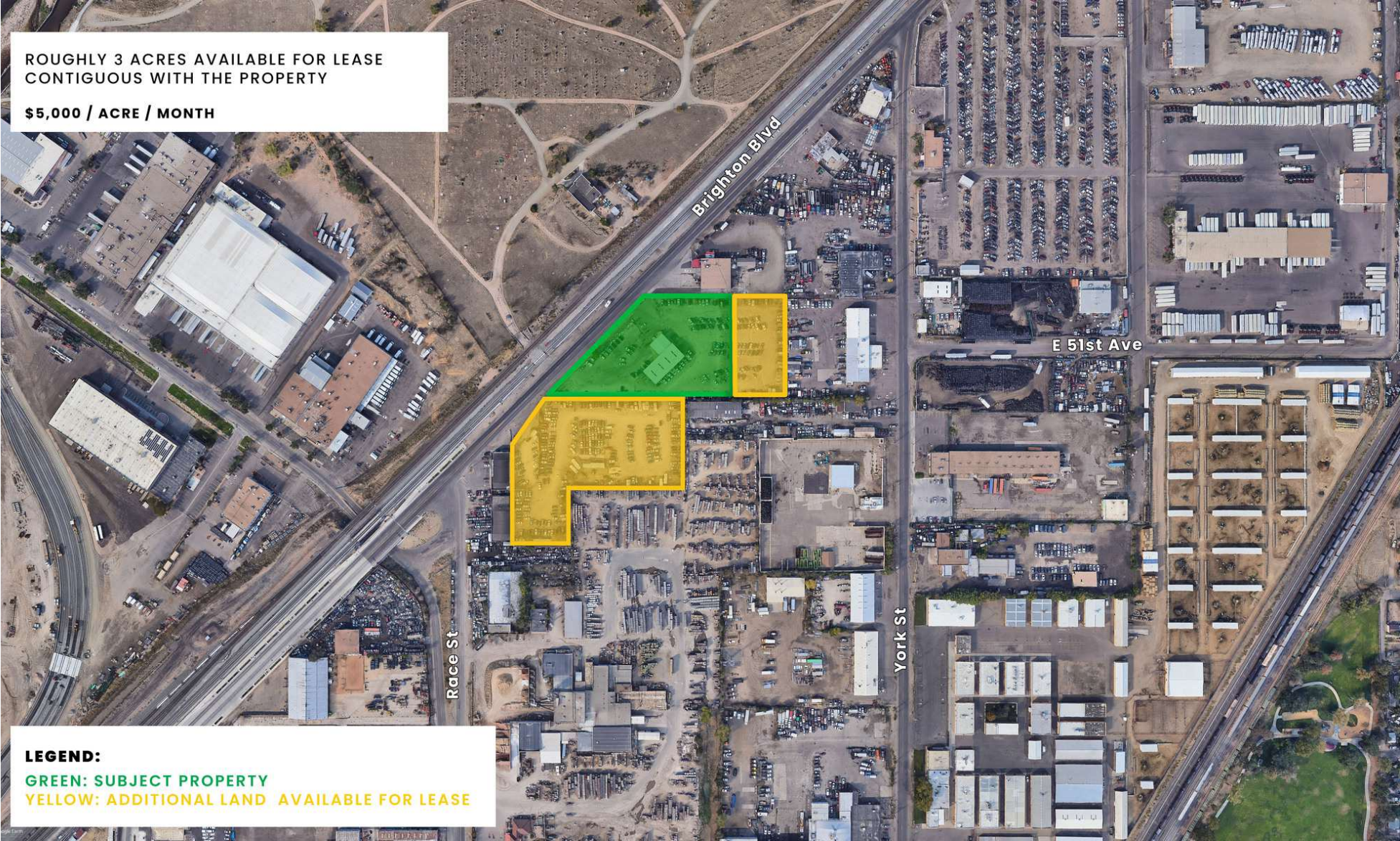
- Large Lot with heavy Industrial Zoning that allows for Outdoor Storage
- Open Warehouse Space with 4 Drive in Doors and 6 Dock-High Bays (Additional Doors can be reopened)
- Front office with multiple private Offices and a Conference Room
- Great Reception/ Lobby Entrance
- Fenced and Secured Lot
-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



ADDITIONAL PHOTOS



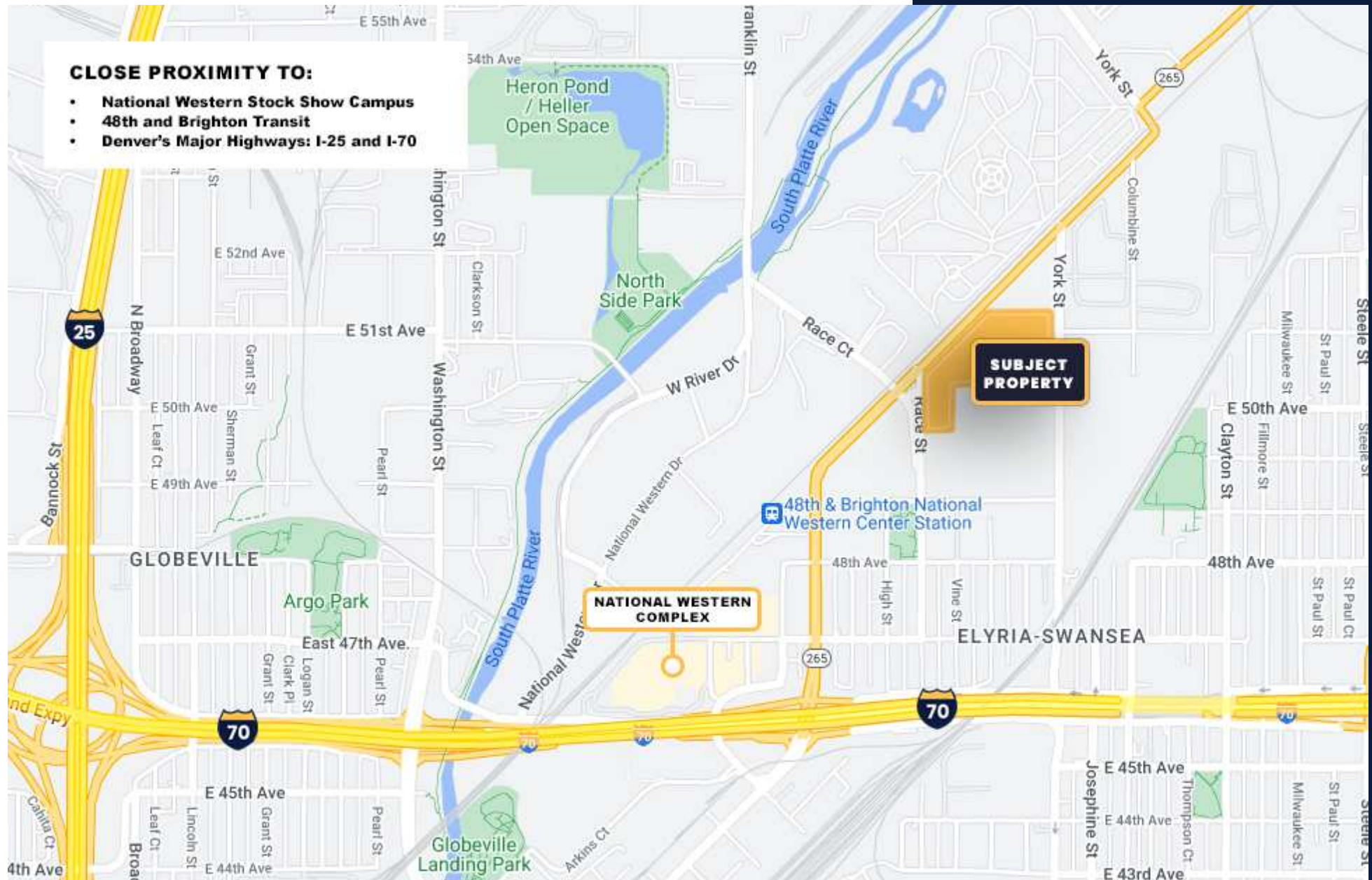
ADDITIONAL LAND AVAILABLE FOR LEASE



ROUGHLY 3 ACRES AVAILABLE FOR LEASE
CONTIGUOUS WITH THE PROPERTY
\$5,000 / ACRE / MONTH

LEGEND:
GREEN: SUBJECT PROPERTY
YELLOW: ADDITIONAL LAND AVAILABLE FOR LEASE

SITE AERIAL



WHY DENVER?

Growth & Talent

- #1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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