

I-76 & 96TH

INDUSTRIAL OPPORTUNITY or
RETAIL REDEVELOPMENT SITE

9403 & 9485 BRIGHTON ROAD, HENDERSON, CO

DOWNTOWN DENVER



4,800 SF BUILDING WITH YARD ON +/- 4.80 ACRES
INDUSTRIAL OPPORTUNITY / RETAIL REDEVELOPMENT SITE
FOR SALE





THE OFFERING

CBRE and Unique Properties, as exclusive advisors, are pleased to present the unique opportunity to acquire the fee simple interest in Denver's +/- 4.80 Acres at I-76 & 96th ("The Property" or "The Site"). The Site offers the unique ability to acquire a 4,800 SF building on a piece of highway frontage land of +/- 4.80 acres in an infill location just minutes from Central Denver. Zoned for industrial, this coveted site provides visibility and immediate access to I-76 - a major thoroughfare that connects Central Denver with its northeastern neighbors.

LOCATION

9403 & 9485 BRIGHTON ROAD,
HENDERSON, CO

COUNTY

UNINCORPORATED ADAMS COUNTY

SITE SIZE (AC)

+/- 4.80

BUILDING SIZE (SF)

4,800

ZONING

I-2

MILL LEVY

98.152

FEATURES

ENTERPRISE ZONE
IMMEDIATE INTERSTATE ACCESS

UTILITIES

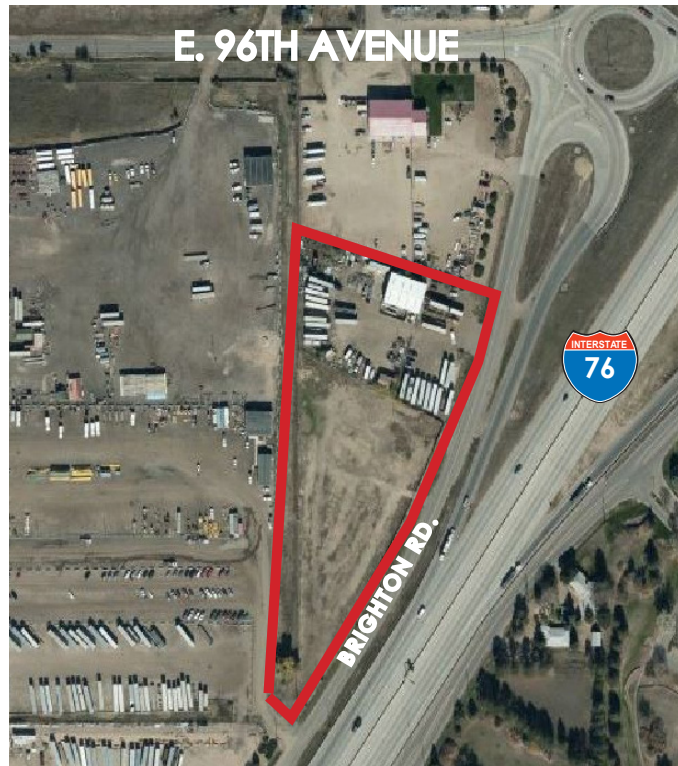
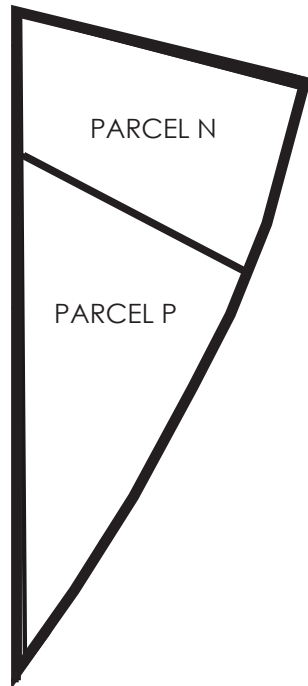
WATER & SANITARY SEWER: ADAMS
COUNTY WATER & SANITATION DISTRICT
GAS & ELECTRIC: XCEL ENERGY
FIBER: CENTURY LINK

PRICING

\$7,300,000



SITE PLAN



BUILDING SPECS

POWER	400 AMP / 3-PHASE
GAS	500 GALLON LP GAS STORAGE TANK - NOT XCEL
WATER TAP	3/4"
SPRINKLER	NONE
ROOF	METAL

PARCEL DETAIL

Parcel*	Parcel #	Legal Description	Parcel Address	Zoning	Size (AC)	Building Size (SF)
N	# 0172120000058	SECT,TWN,RNG:20-2-67 DESC: ...	9485 Highway 85	I-2	2.05	4,800
Sub-Total					2.05	4,800
P	# 0172120000006	SECT,TWN,RNG:20-2-67 DESC: ...	9403 Brighton Rd	I-2	2.7489	n/a
Sub-Total					2.7489	
ASSEMBLAGE TOTAL					4.7989	4,800

I-76 & 96TH

RETAIL/INDUSTRIAL
OPPORTUNITY

9403 & 9485 BRIGHTON ROAD, HENDERSON, CO

DOWNTOWN
DENVER

INTERSTATE
76

94,000
VEHICLES
PER DAY

CONTACTS

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