

MAINTENANCE FACILITY + YARD

# 821 C.R. 27

BRIGHTON, CO 80603

COUNTY ROAD 2 1/2

INDUSTRIAL OUTDOOR STORAGE (IOS)  
UP TO 4 AC OF YARD AVAILABLE

BUILDING 5

85

ACCESS ROAD

ACCESS ROAD

ACCESS ROAD

COUNTY ROAD 27

AVAILABLE AS SINGLE OR MULTI-TENANT + YARD  
LEASE RATE: \$19.00/SF NNN



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## PROPERTY OVERVIEW



Visible from Highway 85



Outside yard storage



Maintenance facility with full drive-through capability

### PROPERTY SUMMARY

Building SF      Building 5: 22,500 SF

Yard Size:      Up to 4 AC

City/County:      Brighton/Weld

Zoning:      Industrial I-3 (Heavy),  
Brighton

Water/Sewer:      Well/Septic

Lease Rate:      \$19.00/SF NNN

OPEX:      \$5.03/SF



BUILDING 5



BUILDING 5

### BUILDING 5—MAINTENANCE FACILITY

Building Size:	22,500 SF	Clear Height:	24'-35'
Dock Doors:	3	Electrical:	Heavy; 480/277, 3 Ph
Drive-In Doors:	9 (4-24' X 20')	Heating:	Radiant
Year Built:	2000	Restrooms:	Yes
Sprinklered:	Yes	Yard Size:	Up to 4 AC Available



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## LOCATION OVERVIEW

### ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

*Source: weld.gov*

### KEY INDUSTRY CLUSTERS



**ADVANCED  
MANUFACTURING**



**HEALTH &  
WELLNESS**



**ENERGY & NATURAL  
RESOURCES**



**FOOD &  
AGRICULTURE**



**TRANSPORTATION &  
LOGISTICS**

### DEMOGRAPHICS

Weld County Region  
*Source: Esri.*



Total Population (2024)

**368,063**



Total Households

**128,619**



Per Capita Income

**\$43,273**



Median Age

**35.4**



Median Household Income

**\$96,627**



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**FOR MORE INFORMATION, CONTACT:**

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