



12535 & 12565 CR 2  
BRIGHTON, CO  
80603

UNINCORPORATED WELD COUNTY

Space Available:  
22,448 SF

Lease Rate:  
\$15.00/SF NNN

NNN Rate:  
\$3.95/SF

FULLY FENCED  
5.2 ACRE YARD  
MASSIVE POWER

INDUSTRIAL/MANUFACTURING PROPERTY AND OFFICE BUILDING WITH HUGE YARD AND MASSIVE POWER FOR LEASE

- Excellent frontage on County Road 2/ E.168th Ave with easy access to Hwy 85
- Office building consists of 13+ offices, conference room, full kitchen, private restrooms, & multiple storage points
- Zoned I-2, Industrial

- 277/480 3-phase power
- (6x) 2-ton jib cranes
- (4x) 5-ton jib cranes
- (2x) 1-ton jib cranes
- Ability to hydro test on site

- (2x) 18'x18' OH doors
- (1x) 18'x16' OH door
- (3x) 16'x16' OH doors
- (1x) 10x10 OH door



# AERIAL PHOTOS

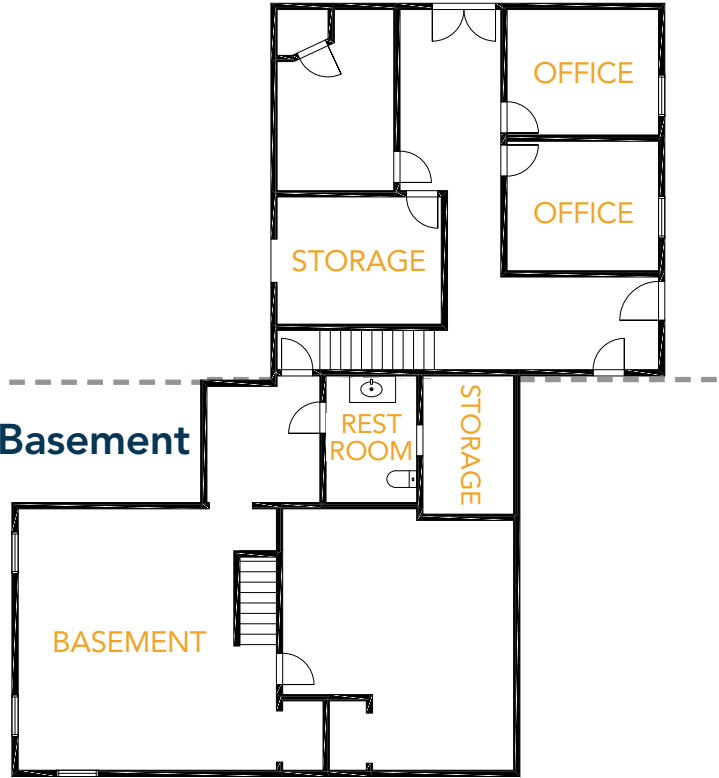


# OFFICE BUILDING PHOTOS

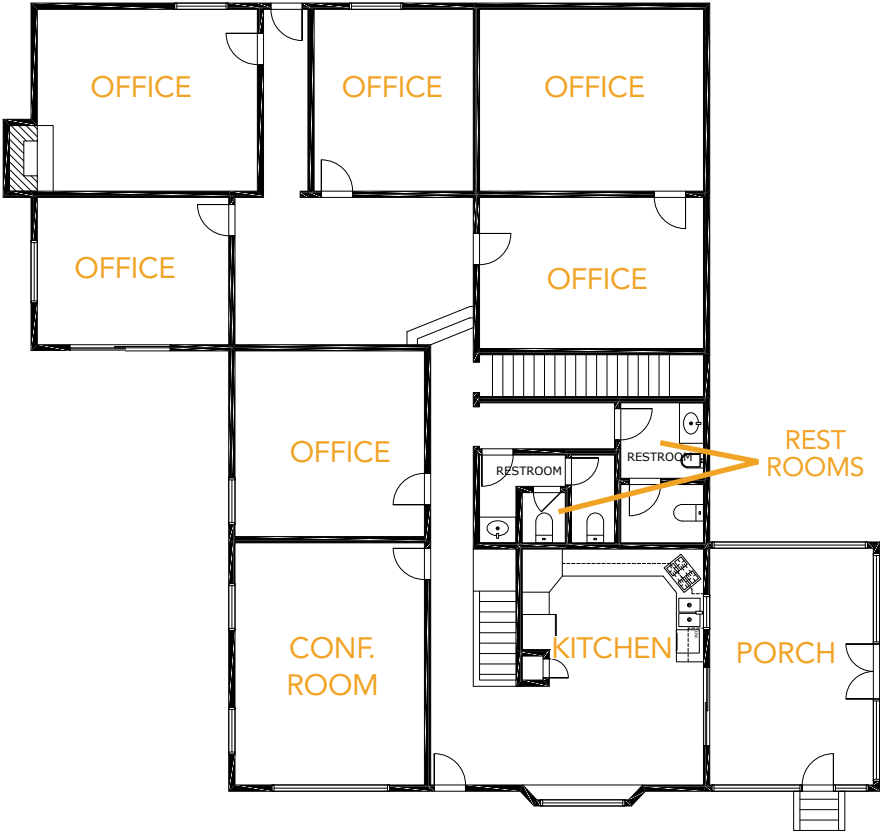


# OFFICE BUILDING FLOOR PLAN

Main Level



Main Level



Second Level



# WAREHOUSE PHOTOS



**WAREHOUSE 1**



**WAREHOUSE 1**



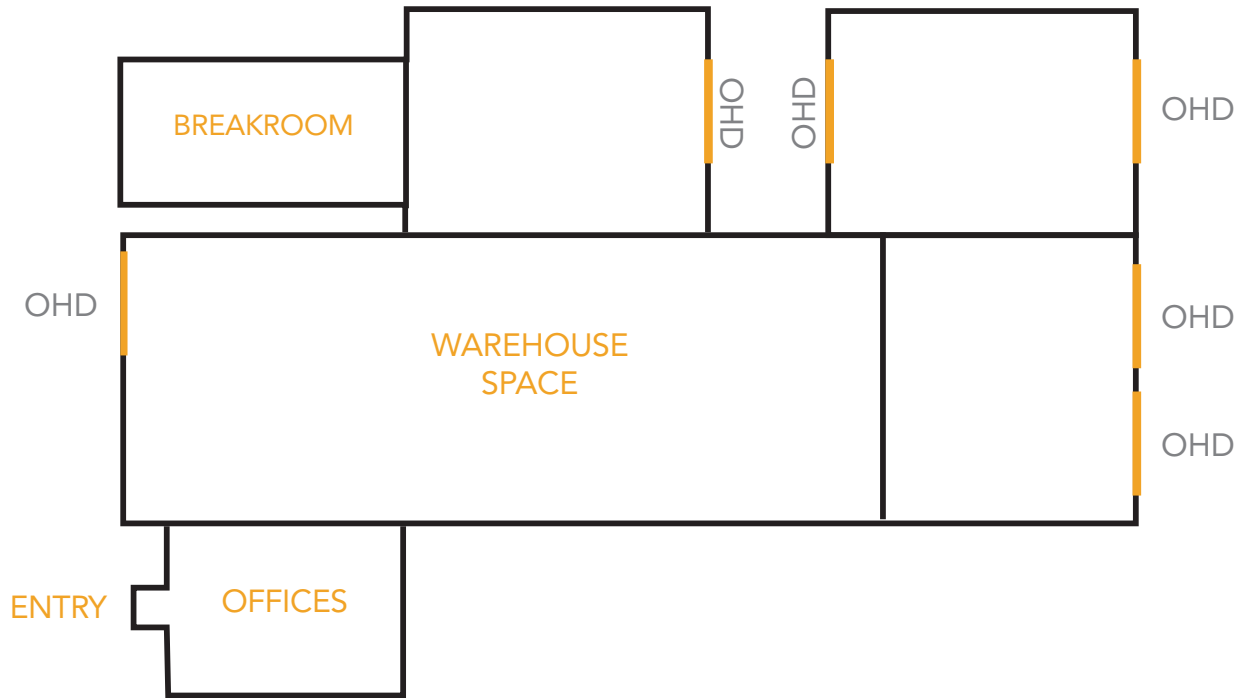
**WAREHOUSE 1**



**WAREHOUSE 2**

# WAREHOUSE FLOOR PLAN

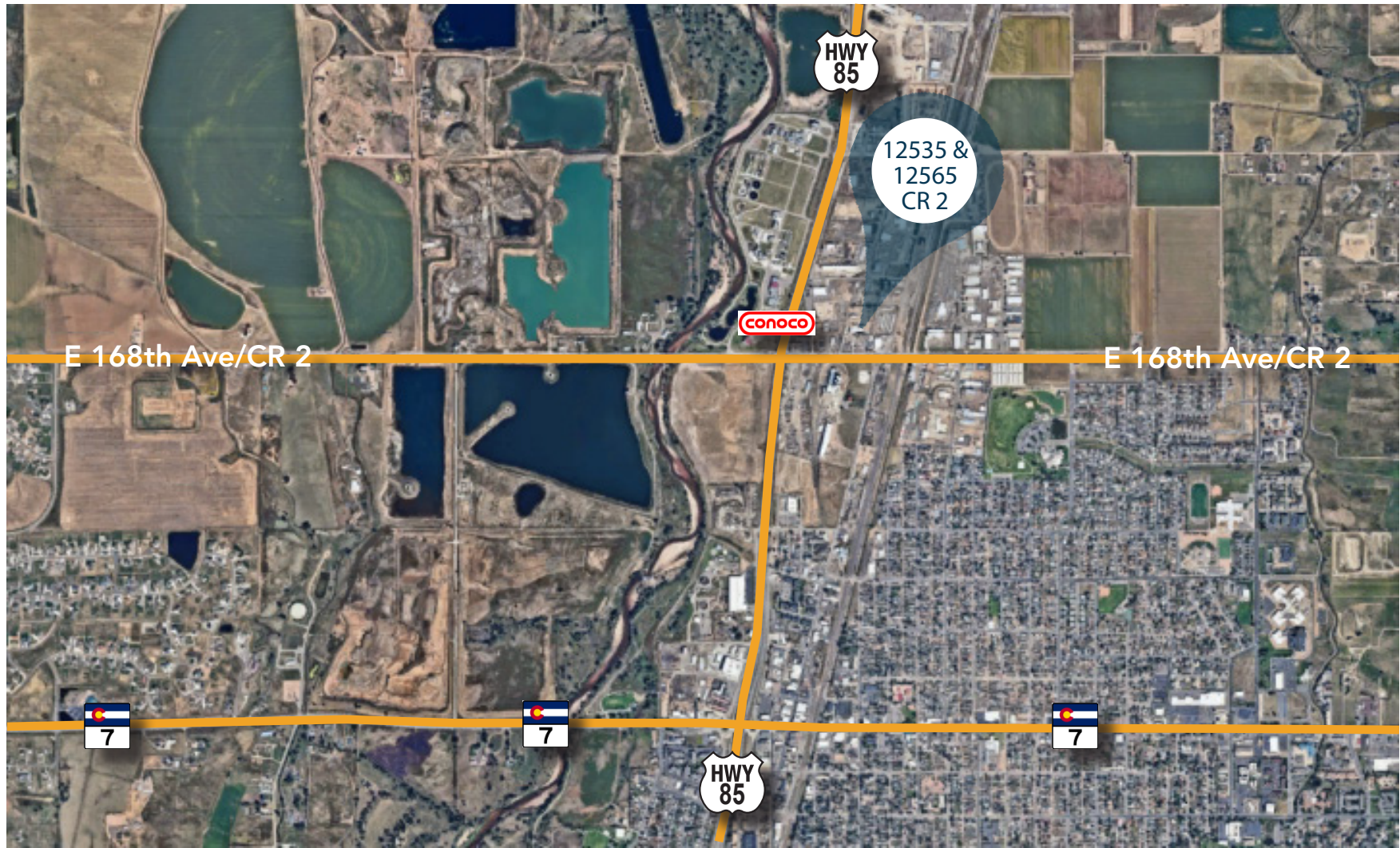
## WAREHOUSE 1



## WAREHOUSE 2



# AREA MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)



BRIAN SMERUD, CCIM / ERIK CAFFEE

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.