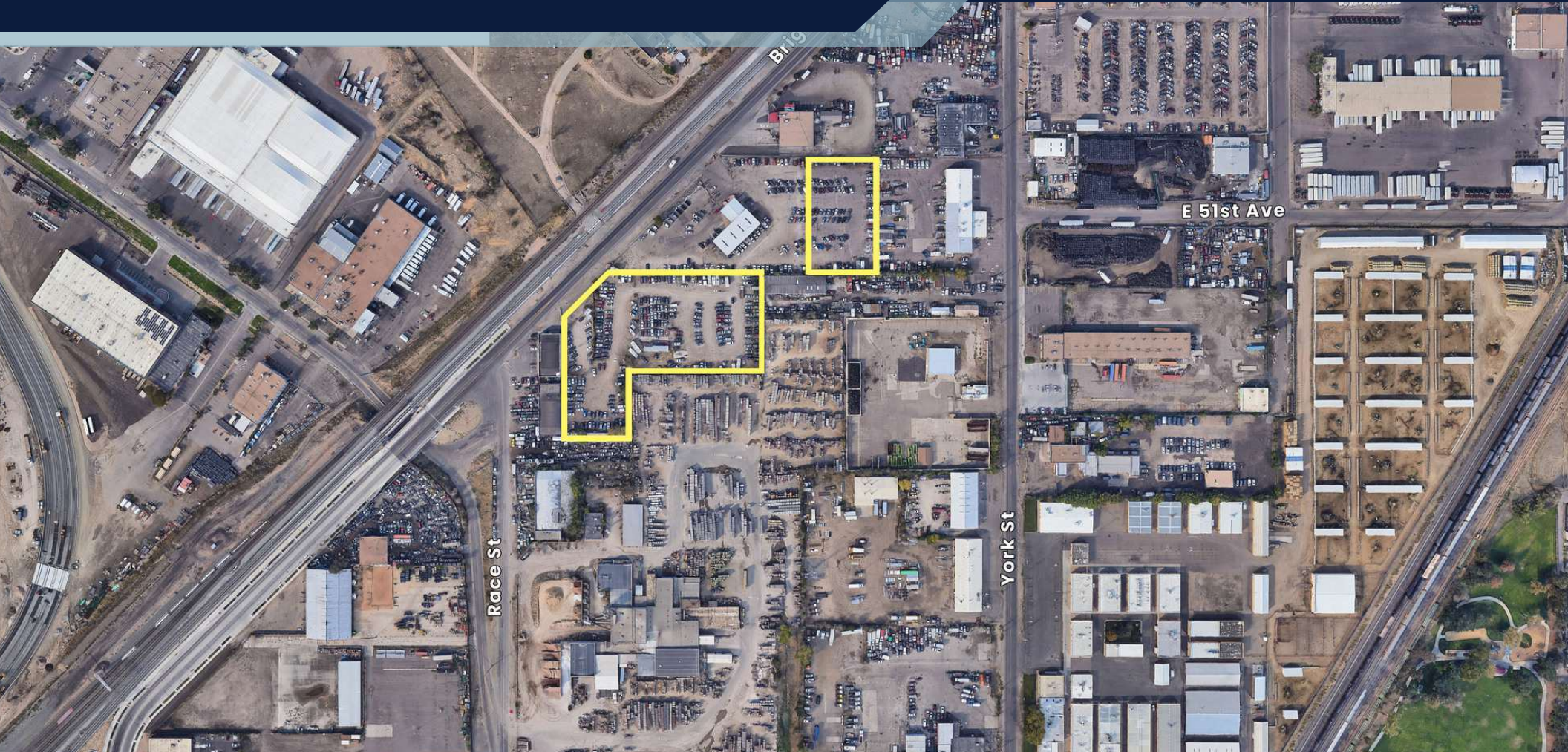


BRIGHTON BLVD.

DENVER, CO 80216

LEASE RATE

\$5,000/MO NNN



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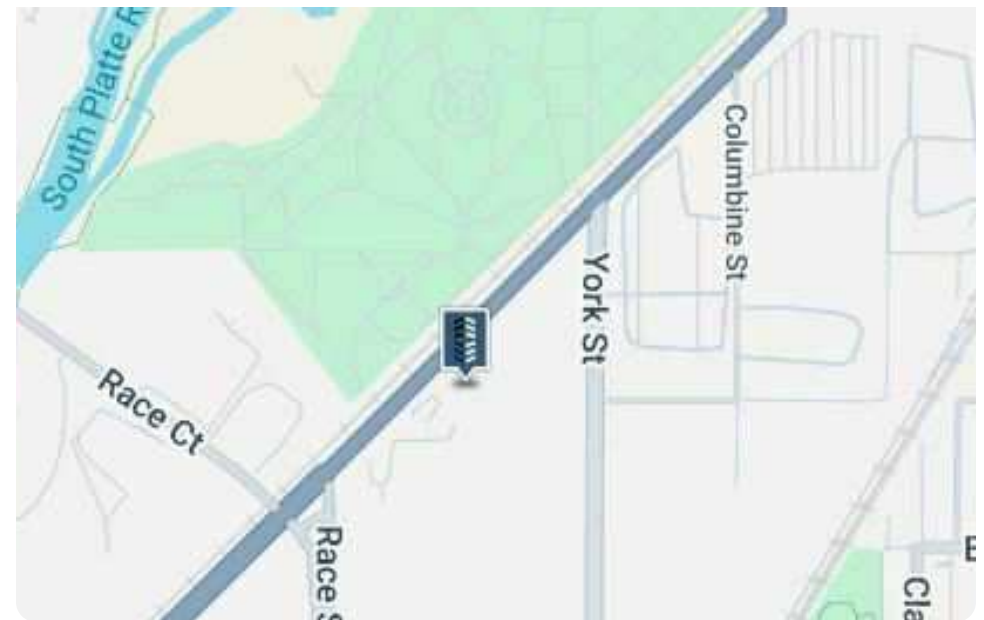
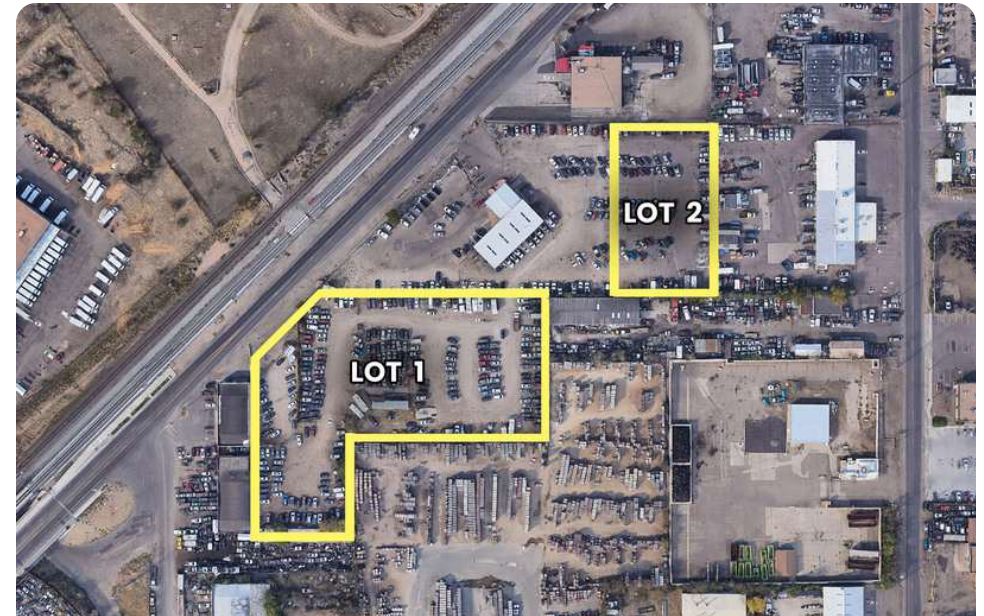
PROPERTY HIGHLIGHTS

Lot 1 Size	136,256 SF (3.13 AC)
Lot 2 Size	46,392 SF (1.13 AC)
Lease Rate	\$5,000/ AC/ Month NNN
Zoning	I-B

PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present this assemblage of over 5 acres zoned for heavy industrial use that allows for outdoor storage. Situated near the National Western Stock Show Complex in Denver, this offering of industrial outdoor storage land represents a rare opportunity in a highly supply-constrained market. The lot is fenced in and secure with light posts scattered throughout.

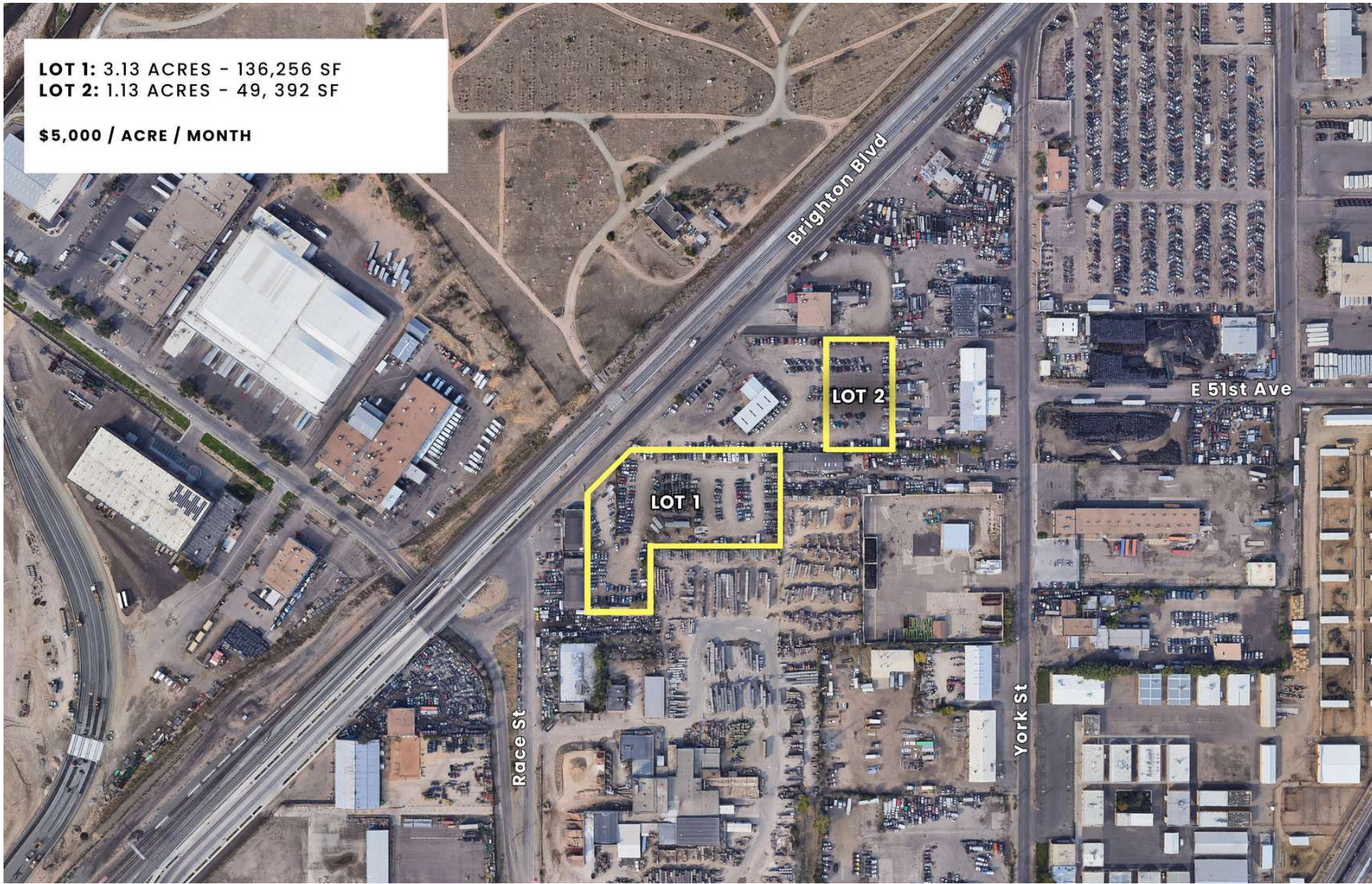
- Large Lot with heavy Industrial Zoning that allows for Outdoor Storage
- Fenced in Lot
- Light posts Scattered throughout the lot
- Frontage on Brighton Blvd



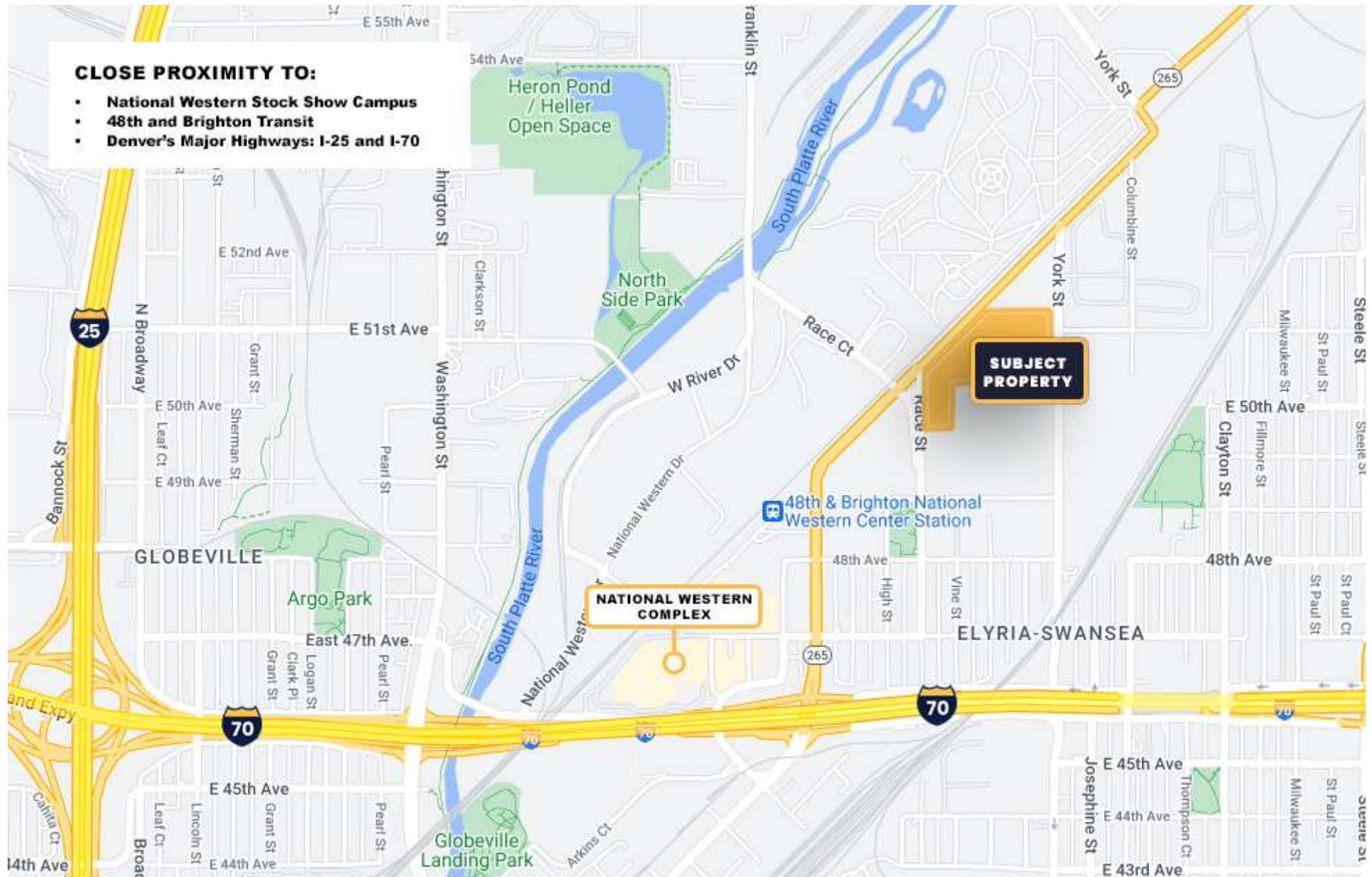
ASSEMBLAGE AVAILABLE FOR LEASE

LOT 1: 3.13 ACRES - 136,256 SF
LOT 2: 1.13 ACRES - 49,392 SF

\$5,000 / ACRE / MONTH



AERIAL MAP



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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