



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**12,071 SF SHOP W/ YARD  
FOR LEASE**

**1760 County Road 27, Unit B  
Brighton, CO 80603**



## PROPERTY FEATURES:

**Warehouse:** 10,071 SF

**Office:** 2,000 SF

**Site Size:** 2.98 AC

**Clear Height:** 18'-20'

**Zoned:** Outside storage

**Year Built:** 2005

**LEASE RATE:** \$23,450/MO NNN

**NNN:** \$3.87/SF (2025)

- 2,000 SF mezzanine space (not included in SF)
- Fenced and lit yard
- Heavy powered



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