



# 854 BASELINE PL – UNIT D

BRIGHTON, CO 80603



## FEATURES

<b>Available SF:</b>	4,050 SF
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<b>Office Buildout:</b>	810 SF per unit with HVAC
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<b>Clear Height:</b>	16'
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<b>Drive-In Access:</b>	(2) Oversized 12' x 14' doors
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<b>Construction:</b>	Metal building
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<b>Heat:</b>	Warehouse heat included
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<b>Parking:</b>	8 dedicated spaces per unit
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<b>Zoning:</b>	I-1 Industrial
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<b>Availability:</b>	Immediate
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<b>Lease Rate:</b>	\$12.00/SF + 5.50 NNN
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<b>Monthly Rent:</b>	\$5,906.25 (per unit)
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## CONTACT US:



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The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

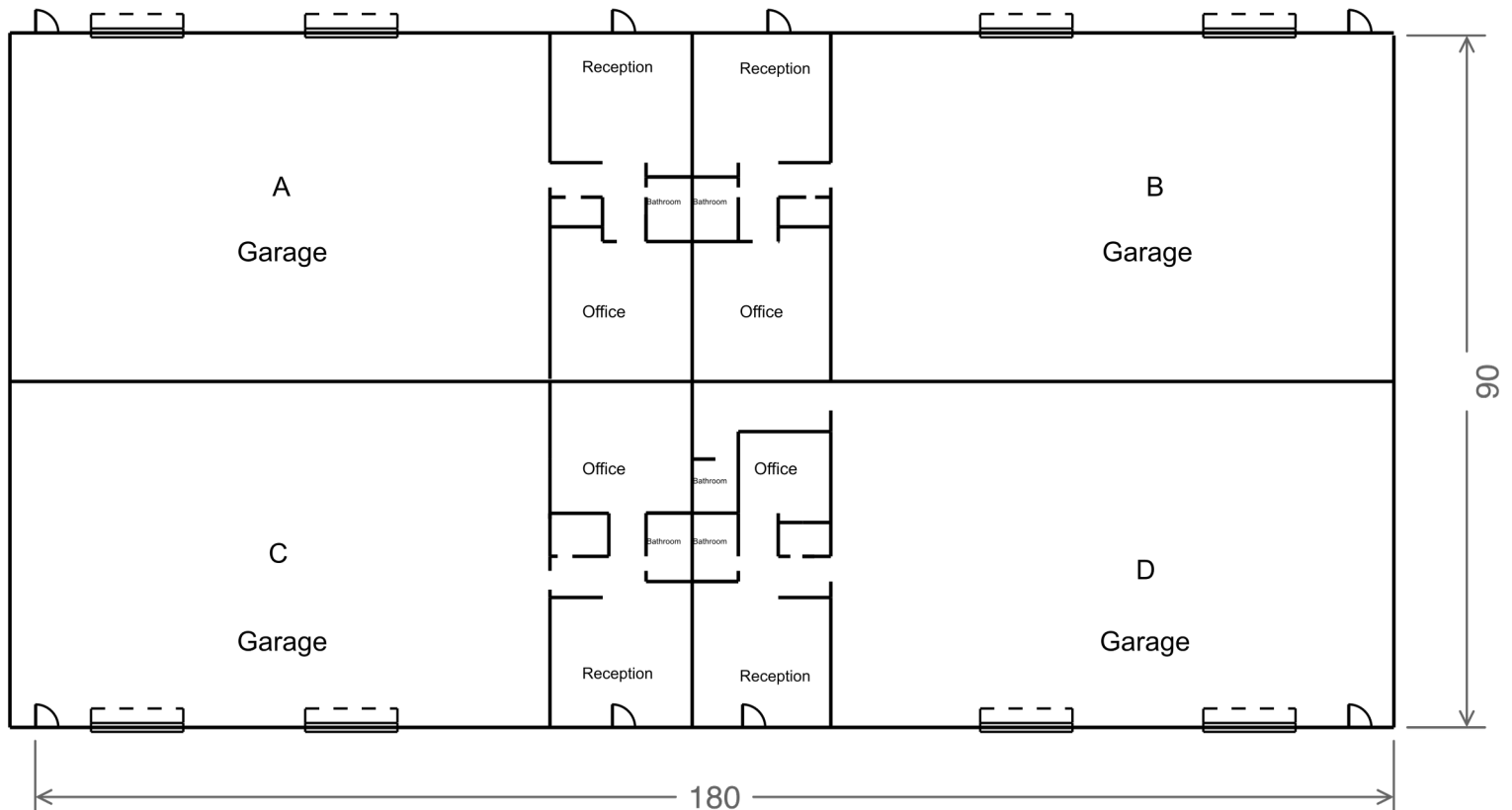


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**FLOOR PLAN**

Office – 810 SF

warehouse – 3,240 SF

**Warehouse  
Hotline**

The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

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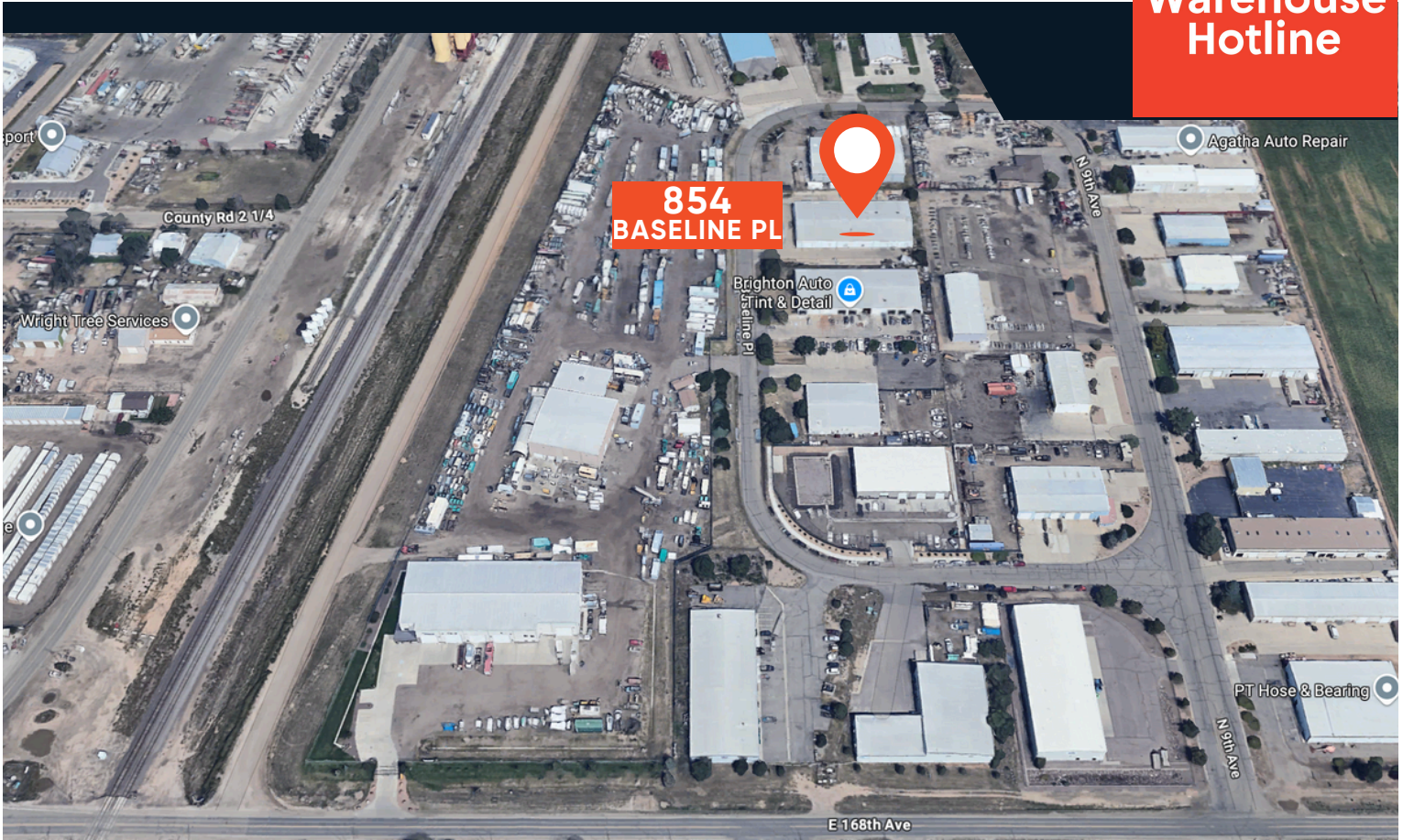
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## LOCATION BENEFITS:

- Minutes from Hwy-85
- Quick access to Downtown Brighton
- Located in a robust industrial zone with flexible I-1 zoning

**2 MIN**  
TO HWY-85

**5 MIN**  
TO DOWNTOWN  
BRIGHTON

**12 MIN**  
TO E-470  
INTERCHANGE

**15 MIN**  
TO I-76

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