

895 NORTH 5TH AVENUE | UNITS A & B INDUSTRIAL OPPORTUNITY

BRIGHTON, COLORADO 80603



3,000 - 6,000 SF INDUSTRIAL WAREHOUSE FOR LEASE Lease Rate: \$15.00/SF NNN | NNN Expenses: \$4.38/SF

PROPERTY FEATURES

Building Size	12,000 SF
YOC	1984
Electrical	200 Amps, 3-phase (per unit)
Loading	(4) 12' x 14' Overhead doors
Clear Height	16'
Tenancy	Multiple

PROPERTY HIGHLIGHTS

- Available June 1, 2025
- One 12' x 14' overhead door, office and private restroom in each unit
- Floor drains
- Overhead gas heat

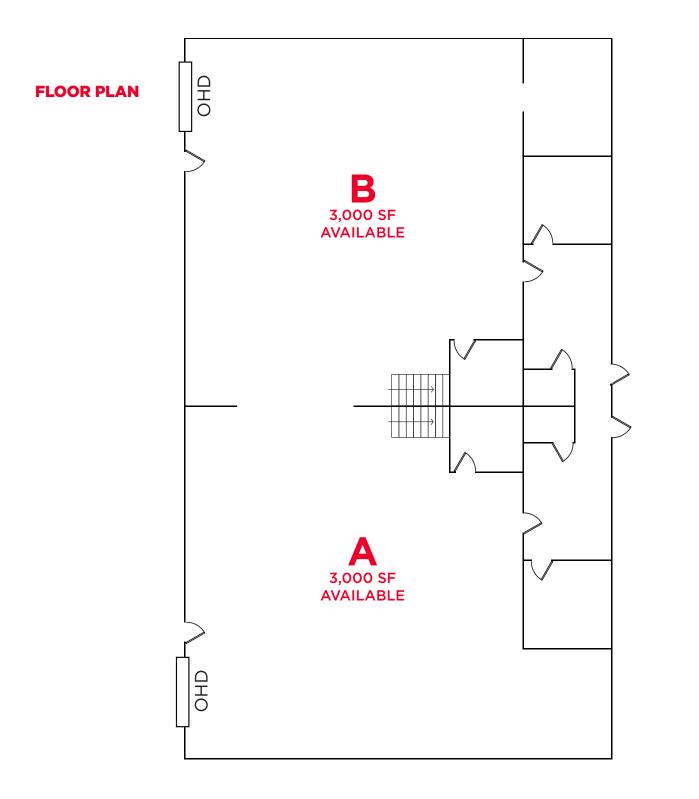
DEMOGRAPHICS			Costar, 2024
	1 Mile	3 Miles	5 Miles
2023 Population (Pop.)	3,579	30,429	56,030
2028 Projected Pop.	3,561	30,782	57,990
2023 Households (HH)	972	10,186	18,902
Avg. HH Income	\$73,990	\$96,525	\$107,712

TRAFFIC COUNTS	Costar, 2024	
Intersection	Vehicles Per Day	
US Highway 85 @ E. 168th Avenue	30,709	
US Highway 85 @ Colorado Road 2 $\frac{1}{2}$	27,768	
East 168th Avenue @ Ida Street	8,655	



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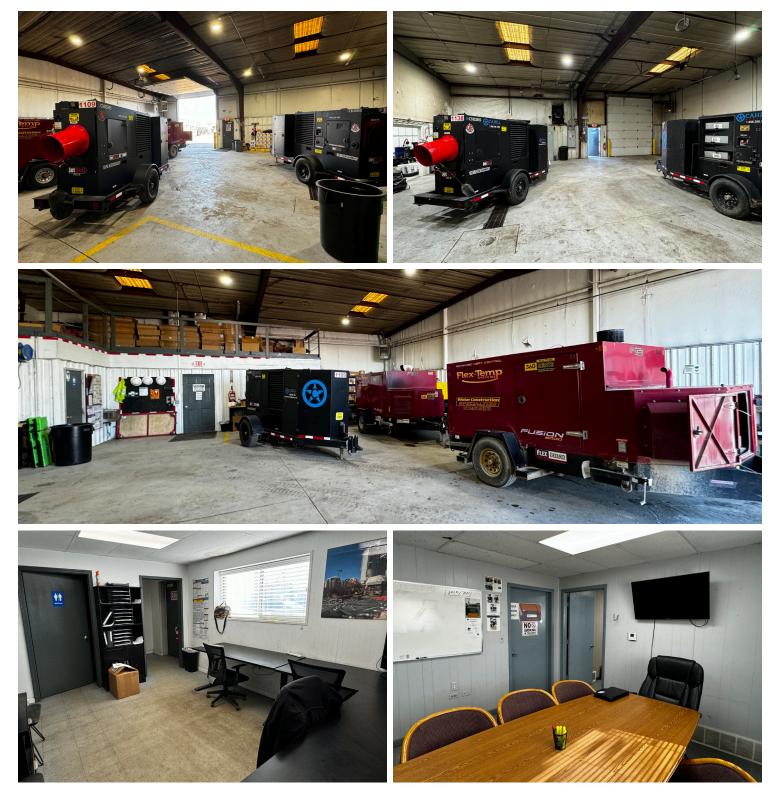




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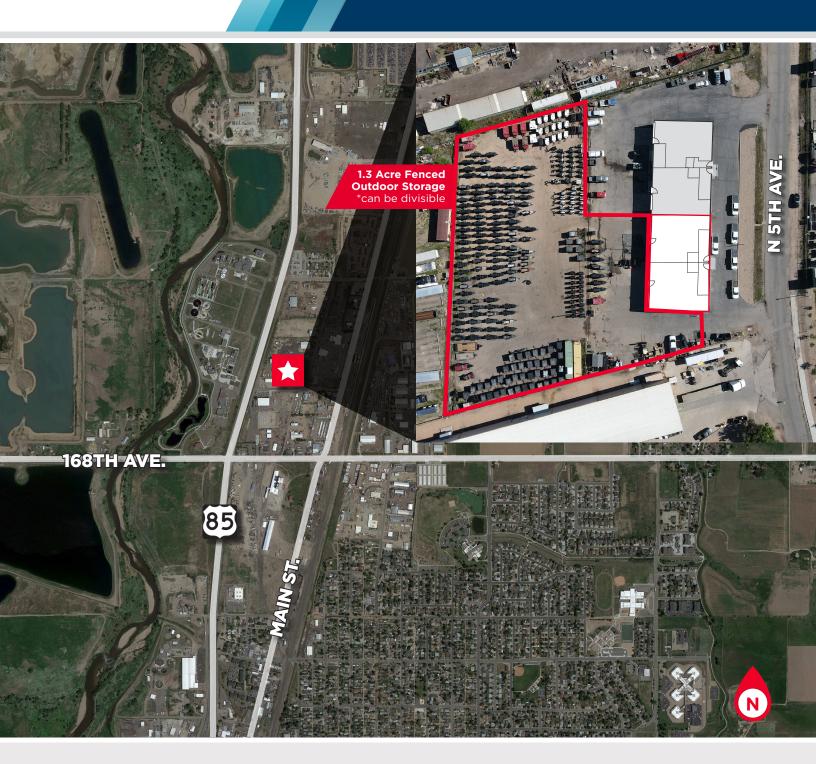
PROPERTY PHOTOS





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