

1760 CR 27

BRIGHTON, CO

FOR LEASE FREESTANDING SHOP W/ YARD



LOCATION HIGHLIGHTS

- 1 minute to US Highway 85
- 25 minutes to Denver International Airport
- Located in Brighton's established industrial corridor
- Easy employee access from Brighton, Thornton, Commerce City, and Greeley
- Direct access to I-76 connecting to Denver and Northern Colorado



PROPERTY FEATURES

Warehouse: 10,071 SF

Office: 2,000 SF

Site Size: 2.98 AC (fenced)

Clear Height: 18'-20'

Zoned: Outside storage

Year Built: 2005

LEASE RATE: \$23,450/MO NNN

NNN: \$4.17/SF (2026)



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

Point of Contact:

Jake Cook

jake@ringsbyrealty.com
(303) 892-0118

Tom Myers

tom@ringsbyrealty.com
(303) 892-0115