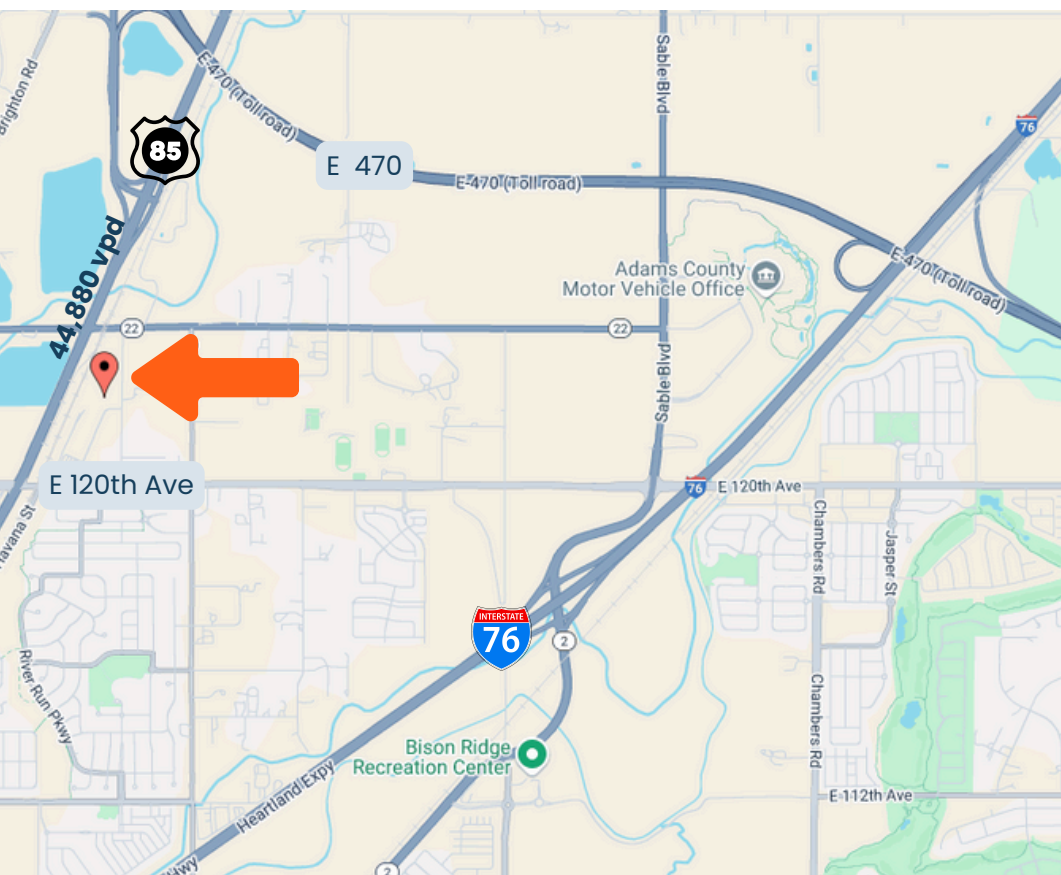




FOR SALE - Industrial Land 8.9 Acres

12235 Oakland St

Brighton, CO



Property Features

- Development/Owner-User
- I-1 Light Industrial zoning district permits outdoor storage under specific conditions
- Public Water/Sewer to site
- Flat Grade
- Survey/ GeoTech/ Phase I and other studies available for review

Location Features

- Easy Access: 85/I-76/E470
- Traffic Count @Hwy 85/124th 44,880 VPD

REDUCED to \$1,750,000

Seller Financing Available

Tanner Fanello
303-945-1335
tanner@aligncrea.com
www.Aligncrea.com

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COMMERCIAL REAL ESTATE ADVISORS



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Seller Financing Available



DIA 19 min
Downtown Denver 15 min
I-25 10-15 min

	1 Mile	3 Mile	5 Mile
Population	3,387	31,897	124,521
Households	989	9,383	40,999
Income	\$ 121,017	\$ 133,576	\$ 125,523

Sale Price	Contact Broker
Zoning	I-1 Light Industrial
Lot Size	8.9 acres (387,684 sf)
Power Provider	United Power
Water & Sewer	City of Brighton
Zoning Municipality	City of Brighton

Source: CoStar

www.AlignCREA.com

Align Real Estate LLC 970 Yuma St, Denver

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