



**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: \$4.35/SF (2026)

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



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