

INDUSTRIAL OUTDOOR STORAGE FACILITY

22,500 SF MAINTENANCE FACILITY + 4 ACRES OF YARD

821 C.R. 27

BRIGHTON, CO 80603

DRIVE-THROUGH CAPABILITY
VISIBLE TO HIGHWAY 85



LEASE RATE:
\$17.00/SF NNN



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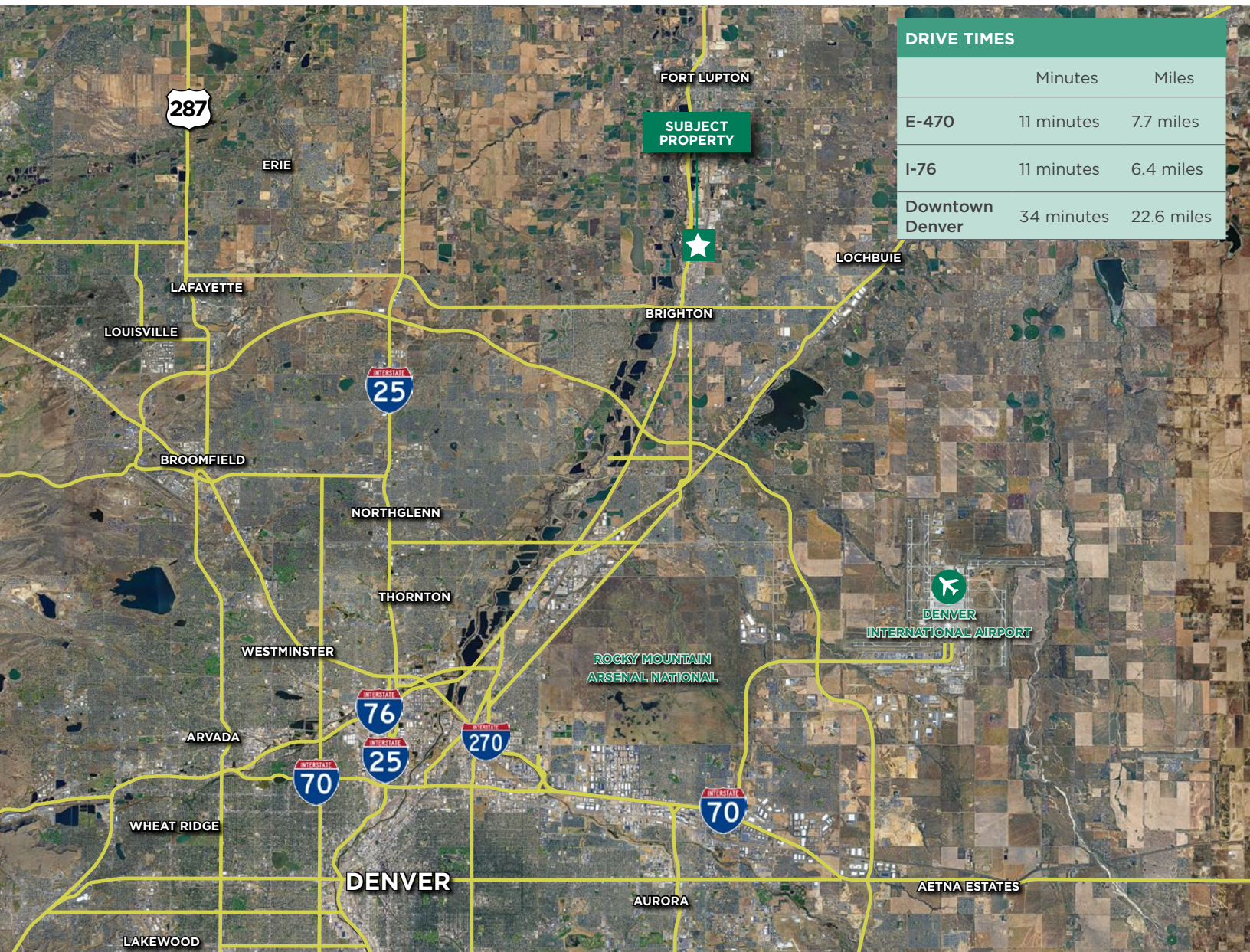
PROPERTY OVERVIEW

BUILDING 5—MAINTENANCE FACILITY

Dock Doors:	3	Clear Height:	24'-35'
Drive-In Doors:	9 (4-24' X 20')	Electrical:	Heavy; 480/277, 3 Ph
Year Built:	2000	Heating:	Radiant
Sprinklered:	WET	Restrooms:	Yes

PROPERTY SUMMARY

Building SF:	Building 5: 22,500 SF
Yard Size:	±4 AC
City/County:	Brighton/Weld
Zoning:	Industrial I-3 (Heavy), Brighton
Water/Sewer:	Well/Septic
Lease Rate:	\$17.00/SF NNN
OPEX:	\$5.29/SF



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Visible from Highway 85



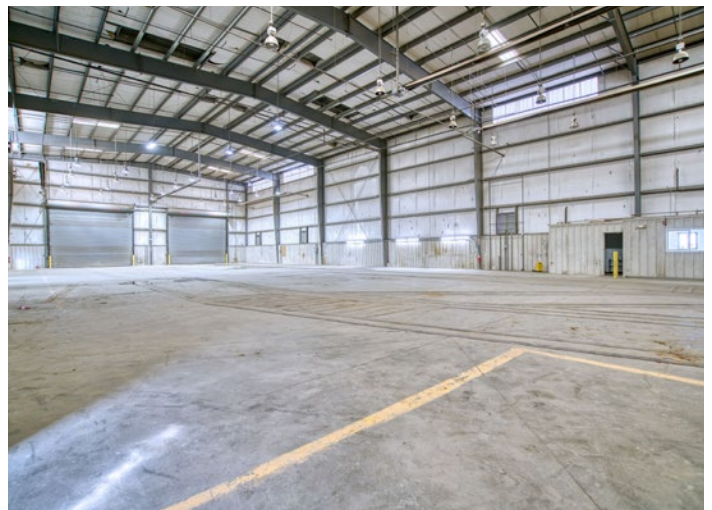
Outside yard storage



Maintenance facility with full drive-through capability



Sand trap/Oil/Water separator



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LOCATION OVERVIEW

ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

Source: weld.gov

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



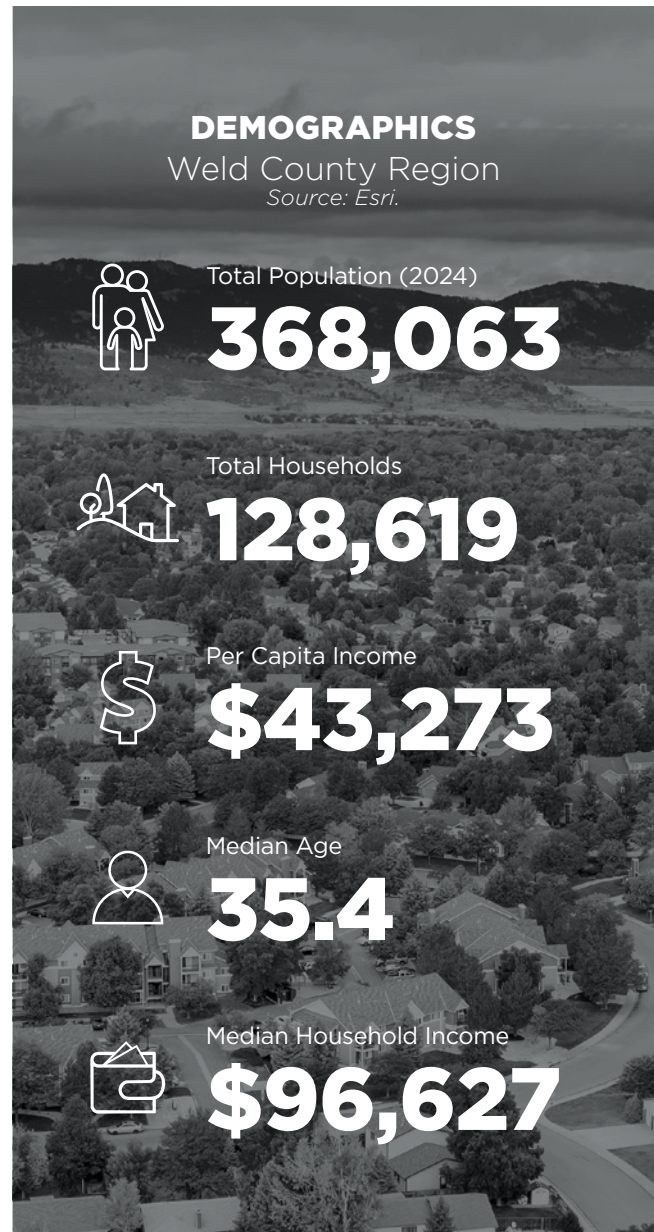
ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS



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FOR MORE INFORMATION, CONTACT:

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