

**FOR SALE - 38,739 SF
OFFICE/FLEX/MANUFACTURING CENTER
ON 6 AC**

1177 S. 4th Ave. Brighton, CO



- Building SF:** 38,739
- Site Size:** 6 Acres, Large Yard for Future Expansion
- Office Finish:** Appox. 28,000 SF / Two Levels
- Shop/Warehouse:** 10,000 SF
- Zoning:** I-1 Adams County
- YOC:** 2010
- Loading:** 2 Oversized Grade Level Doors, 1 Dock-High
- Ceiling Clearance:** 24'
- Power:** 480V 277 1400 Amps
- Crane:** 5 Ton Bridge Crane
- Taxes:** \$56,999.78 (2016)
- Sale Price:** **\$6,000,000**

1177 S. 4th Ave. Brighton, CO 80601



LOCAL EXPERTS. INDUSTRIAL STRENGTH.



RINGSBY REALTY CORPORATION
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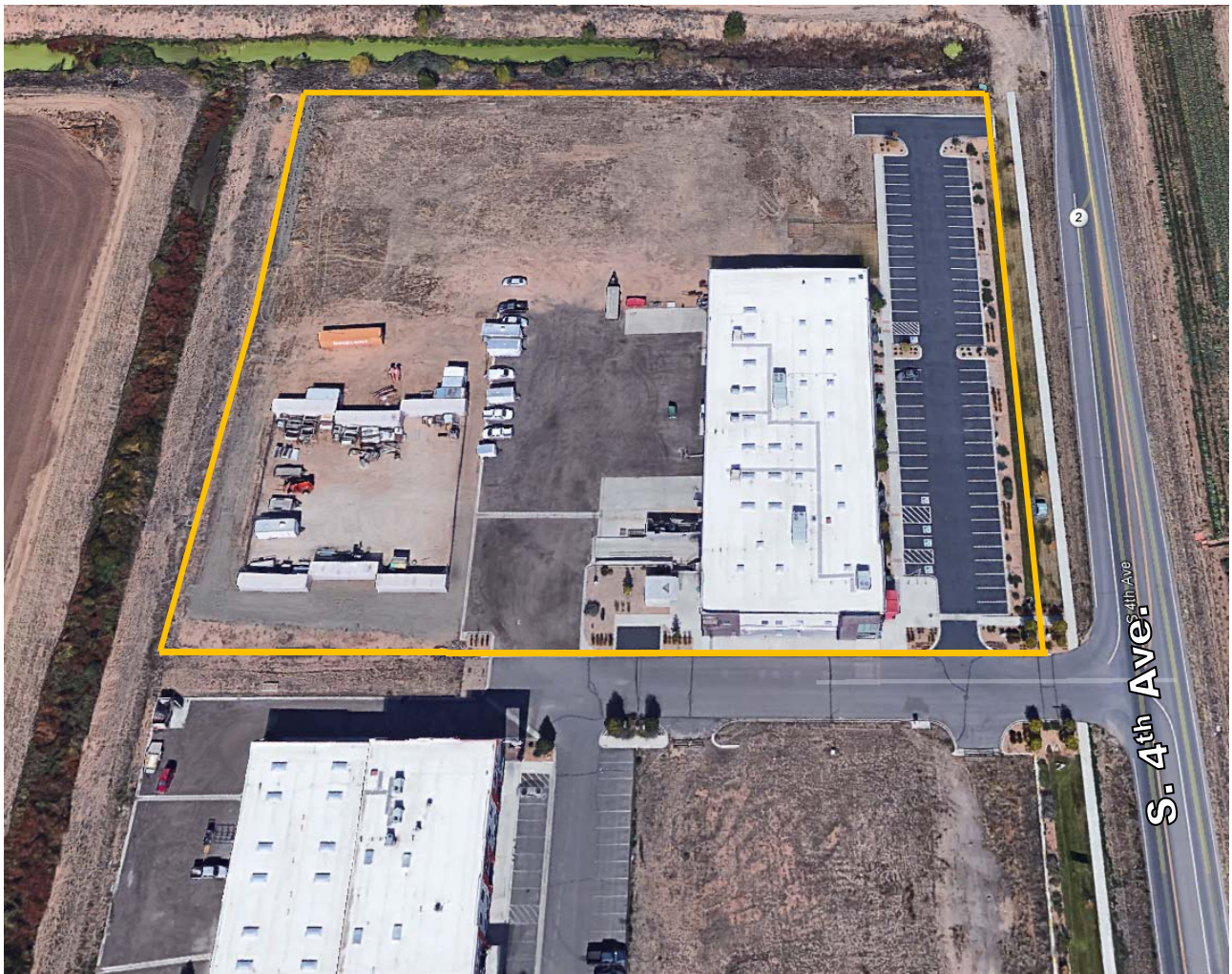
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SPECIAL FEATURES:

- High quality corporate office finishes
- High image building
- 5 ton bridge crane
- Full commercial kitchen
- 8 inch slab in shop & warehouse
- T-5 lighting in shop & warehouse
- Security system w/ controlled access and outdoor security lighting
- Audio and video production room



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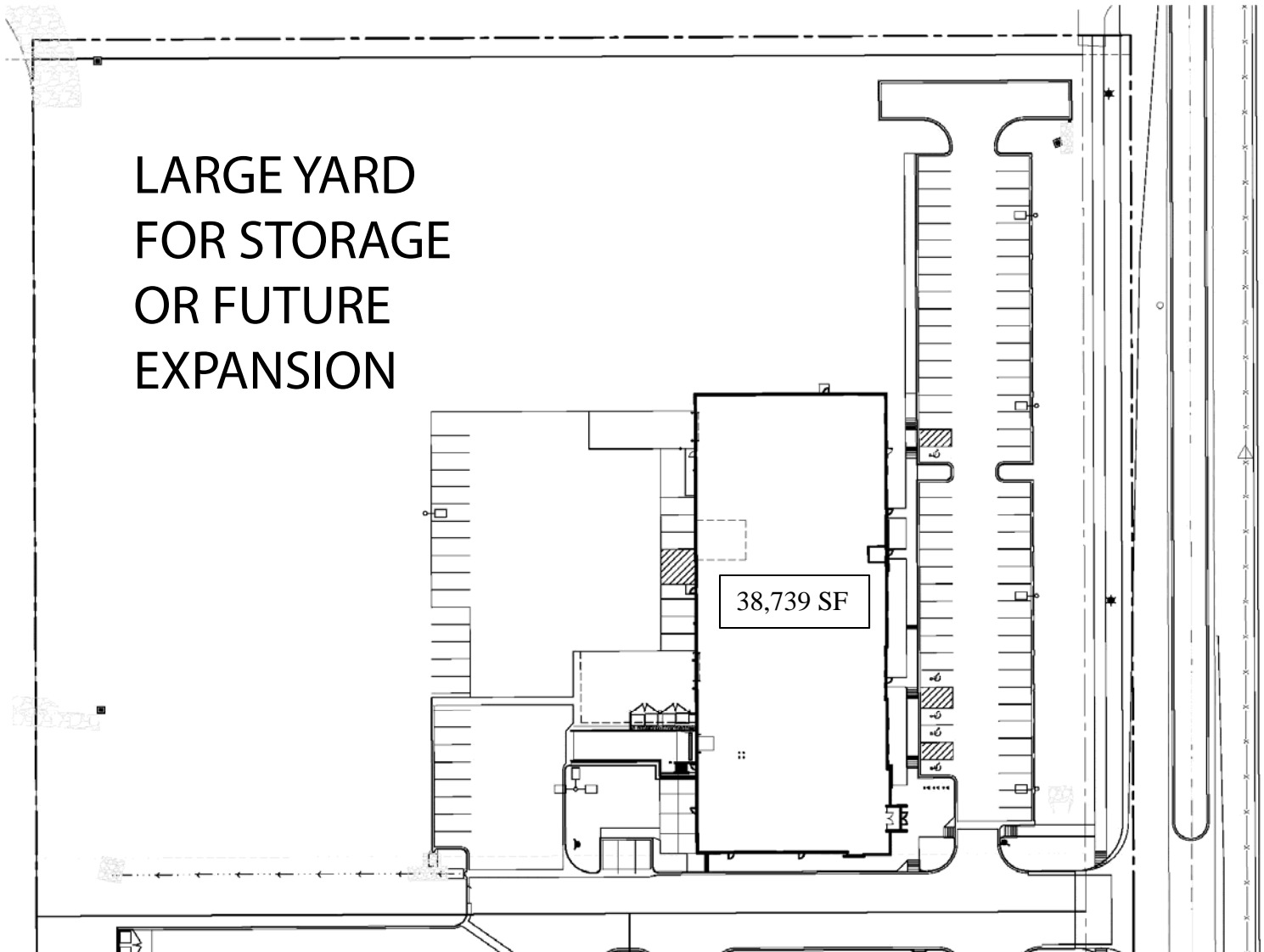
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SITE PLAN



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BUILDING PHOTOS



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