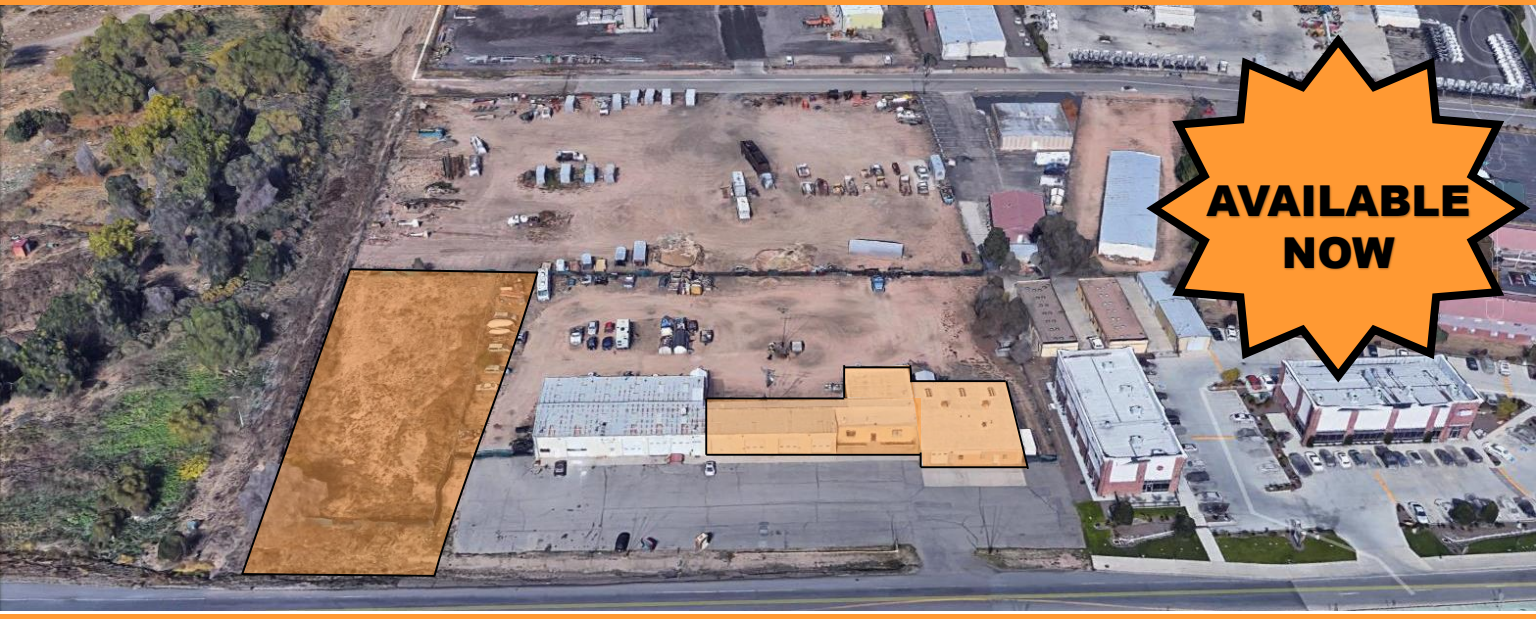


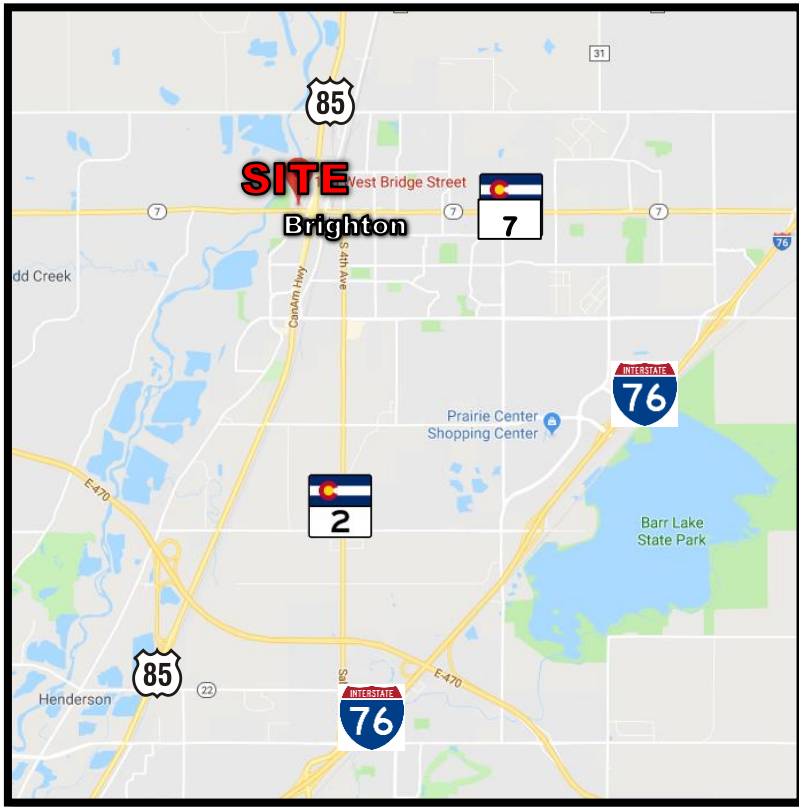
FOR LEASE

1-3 Industrial Units Available
9,545 SF



AVAILABLE NOW

125 W. Bridge Street, Brighton, CO 80601



FEATURES:

- Square Footage Available:** 9,545 (1-3 units)
- Site Size:** 6.71 Acres
- Loading:** 14 Drive-ins with drive through capability
(8) 10'x14'
(4) 10'x12'
(2) 10'x1'
- Ceiling Height:** 10' – 15'
- Zoning:** I-1 (City of Brighton)
- Power:** 600 Amp, 3-Phase (To Be Verified)
- Sprinklered:** No
- Year Built:** 1967
- Lease Rate:** \$12/SF NNN
- Land Available:** Approximately 1 Acre
- Land Lease Rate:** \$2,000 Gross Per Acre

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

Jack Sanders
jack@ringsbyrealty.com
(303) 892-0112

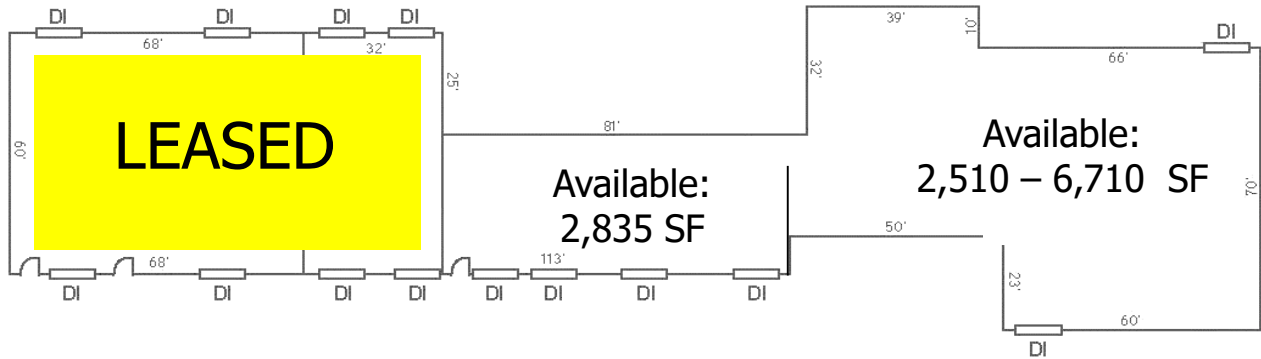
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FOR LEASE

1-3 Industrial Units Available

9,545 SF

125 W. Bridge Street, Brighton, CO 80601



HIGHLIGHTS:

- ❖ Single Tenant or Multi-Tenant Capability Flat Topography
- ❖ Quick Access to Highway 85
- ❖ Adjacent to Retail and Residential Redevelopment

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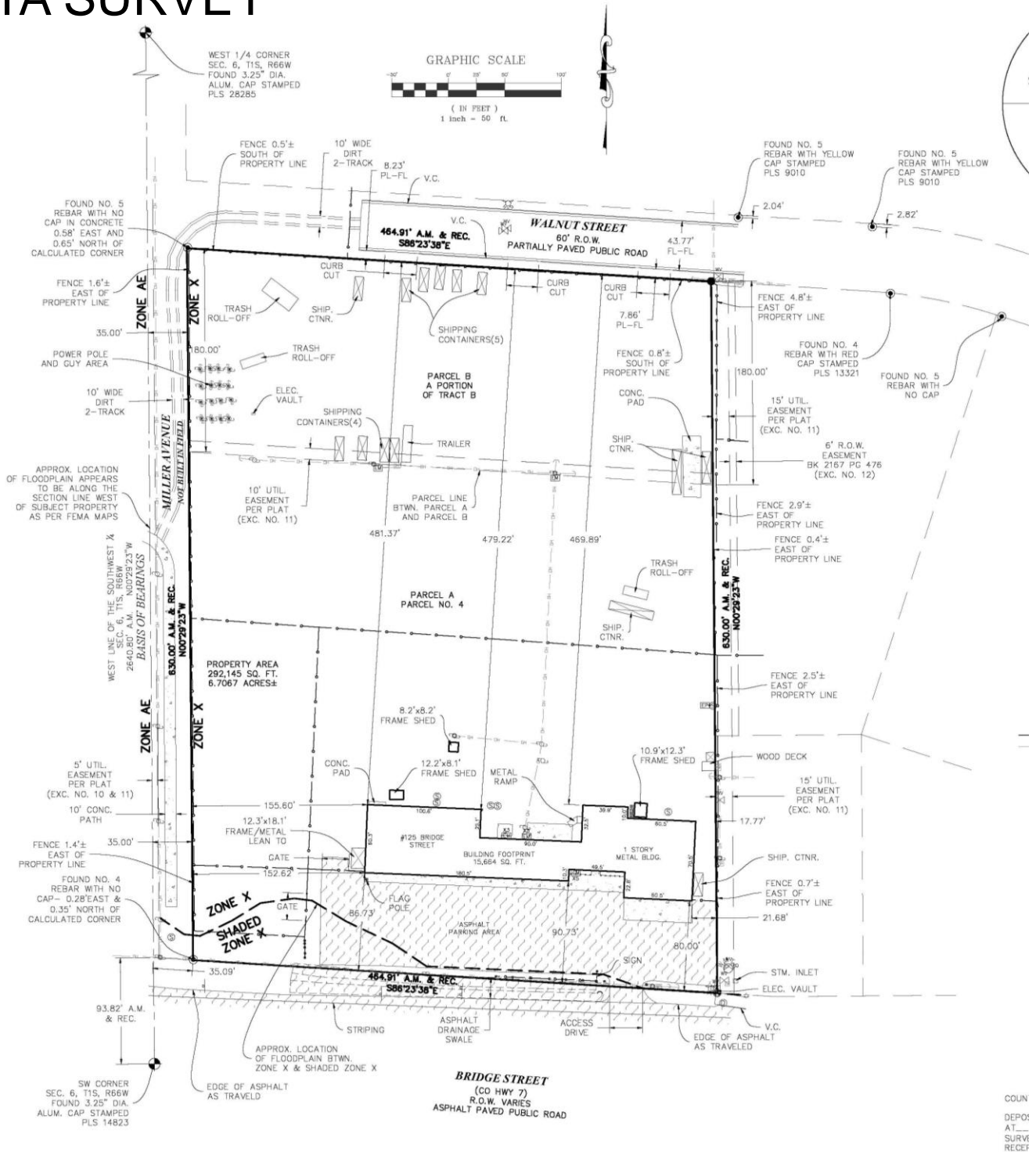
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FOR LEASE

1 - 3 Industrial Units Available
9,545 SF

ALTA SURVEY

125 W. Bridge Street, Brighton, CO 80601



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