

1760 CR 27

BRIGHTON, CO

FOR LEASE
FREESTANDING SHOP W/ YARD

EXTRA YARD SPACE AVAILABLE



5% to
Tenant broker

LOCATION HIGHLIGHTS

- 1 minute to US Highway 85
- 25 minutes to Denver International Airport
- Located in Brighton's established industrial corridor
- Easy employee access from Brighton, Thornton, Commerce City, and Greeley
- Direct access to I-76 connecting to Denver and Northern Colorado



1 MINUTE TO H85

E Crown Prince Blvd.

CR 27

EXTRA YARD SPACE AVAILABLE



PROPERTY FEATURES

Warehouse: 10,071 SF

Office: 2,000 SF

Site Size: 2.5 AC (fenced)
up to 6 additional Acres available

Clear Height: 18'-20'

Zoned: I-2 Weld County
(outside storage permitted)

Year Built: 2005

LEASE RATE: \$23,450/MO NNN

NNN: \$4.17/SF (2026)



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

Point of Contact:

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