



# SMALL-BAY INDUSTRIAL WAREHOUSE UNITS FOR LEASE

LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.

812 Baseline Place  
Unit 1 & Unit 2  
Brighton, CO 80603



## PROPERTY FEATURES:

Available SF: Unit 1 3,537 w/ 5,181 SF yard  
Unit 2 2,960  
Total: 6,497 SF

Clear Height: 16'

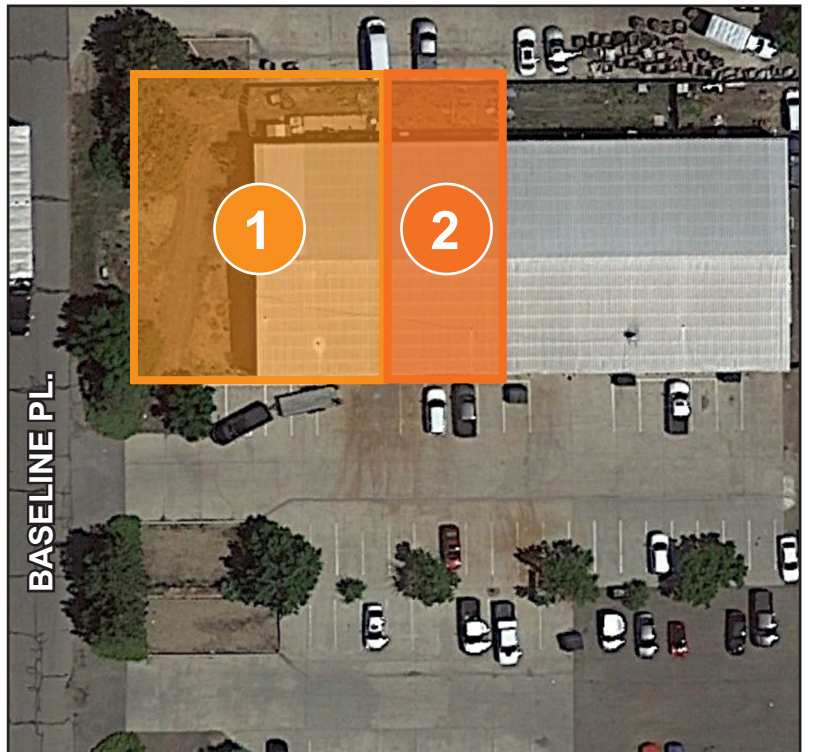
Loading: 14' drive-in door

Year Built: 2000

Zoning: I-1

Lease Rate: Unit 1 \$5,453/MO  
Unit 2 \$4,070/MO  
Total: \$9,523/MO

Expenses: Est. \$875/mo + utilities



*Units can be leased together or separately*

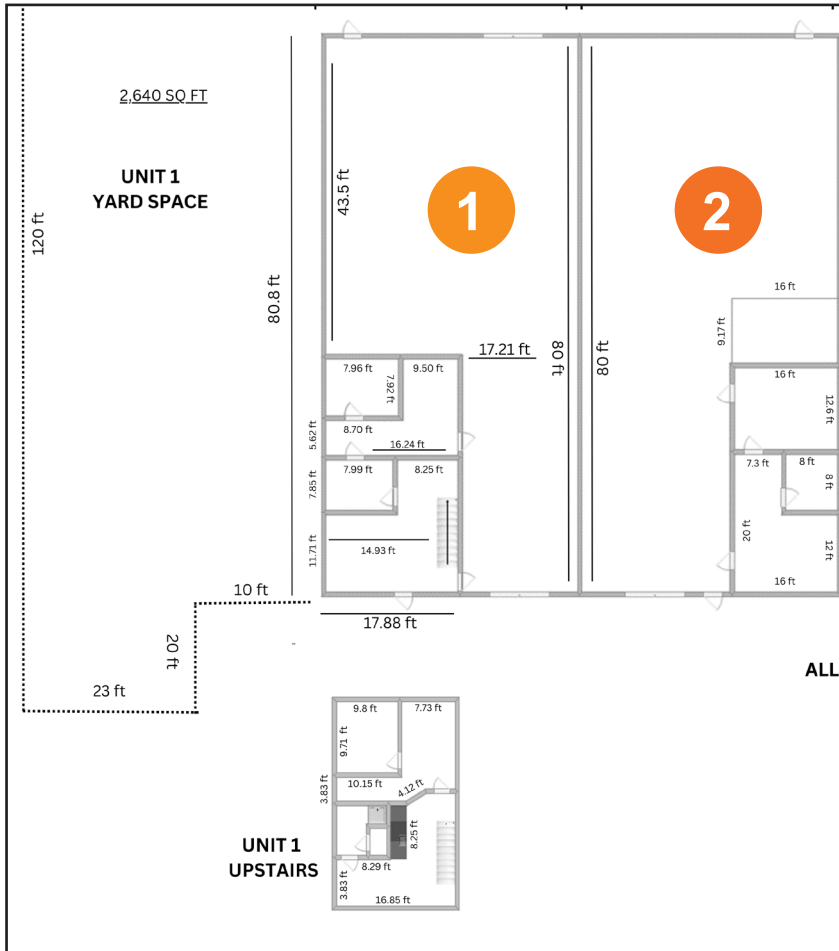
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- LED LIGHTS
- UPDATED OFFICE



DRIVE TIMES	
HWY 85	4 MINUTES
I-76	11 MINUTES
DIA	30 MINUTES
DOWNTOWN	30 MINUTES



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