FREESTANDING OFFICE/WAREHOUSE W/ FENCED YARD FOR LEASE

820 N 9th Ave.
Brighton, CO 80603



- 800 SF MEZZANINE (not included in SF) - OVERSIZED DRIVE-IN DOORS

- SECURITY SYSTEM IN PLACE

PROPERTY DETAILS

Building Size:	4,830 SF
Office Size:	1,000 SF
Yard Size:	12,000 SF (fenced)
Loading:	(4) 14'x14' drive-in doors
Clearance:	16'
Zoned:	I-1
LEASE RATE:	$17.50/SF NNN
Expenses:	$5.97/SF



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LOCATION HIGHLIGHTS

- Located on N 9th Ave in Brighton's established industrial corridor
- Direct access to US-85 and I-76
- 25 minutes to Denver International Airport
- Minutes from Downtown Brighton amenities
- Strong labor pool drawing from Brighton, Thornton, and Commerce City



DRIVE TIMES:

HWY 85 4 minutes	**DIA** 25 minutes
I-76 10 minutes	**Downtown Denver** 35 minutes

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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