



Space Available:
22,448 SF

Lease Rate:
\$13.75/SF NNN

NNN Rate:
\$3.95/SF

**12535 & 12565 CR 2
BRIGHTON, CO
80603**

UNINCORPORATED WELD COUNTY

**FULLY FENCED
5.2 ACRE YARD
MASSIVE POWER**

INDUSTRIAL/MANUFACTURING PROPERTY AND OFFICE BUILDING WITH HUGE YARD AND MASSIVE POWER FOR LEASE

- Excellent frontage on County Road 2/ E.168th Ave with easy access to Hwy 85
- Office building consists of 13+ offices, conference room, full kitchen, private restrooms, & multiple storage points
- Zoned I-2, Industrial

- 277/480 3-phase power
- (6x) 2-ton jib cranes
- (4x) 5-ton jib cranes
- (2x) 1-ton jib cranes
- Ability to hydro test on site

- (2x) 18'x18' OH doors
- (1x) 18'x16' OH door
- (3x) 16'x16' OH doors
- (1x) 10x10 OH door



AERIAL PHOTOS

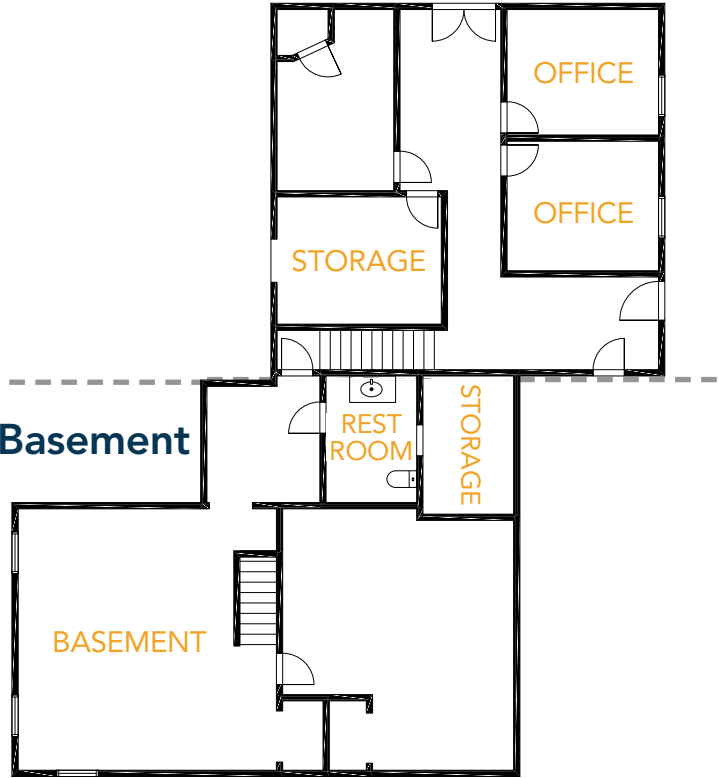


OFFICE BUILDING PHOTOS

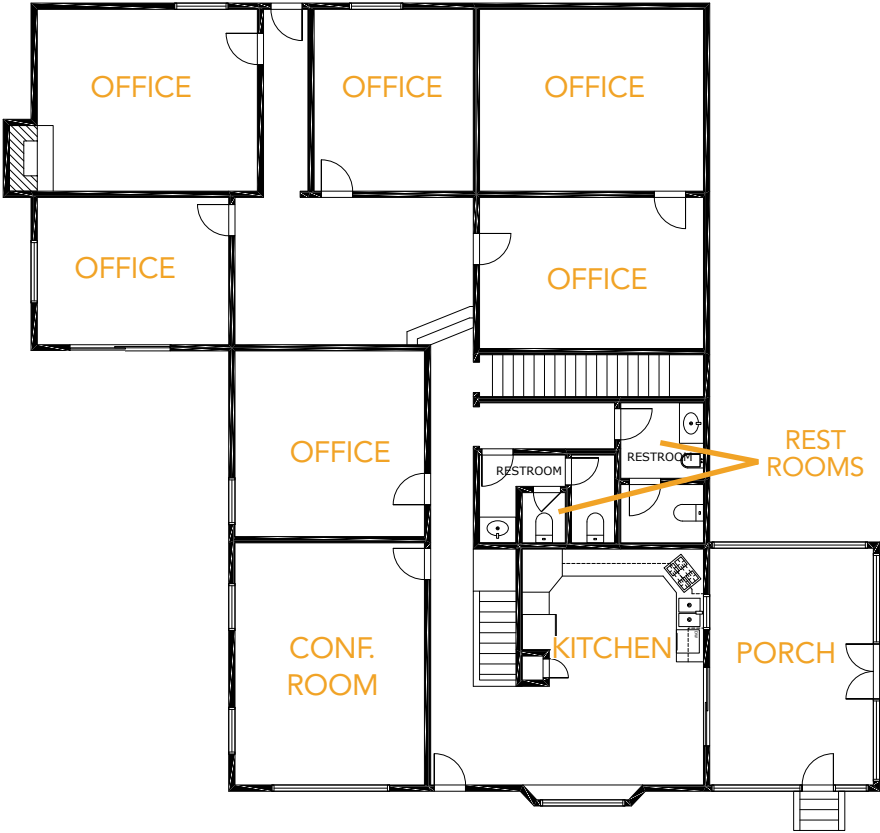


OFFICE BUILDING FLOOR PLAN

Main Level



Main Level



Second Level



WAREHOUSE PHOTOS



WAREHOUSE 1



WAREHOUSE 1



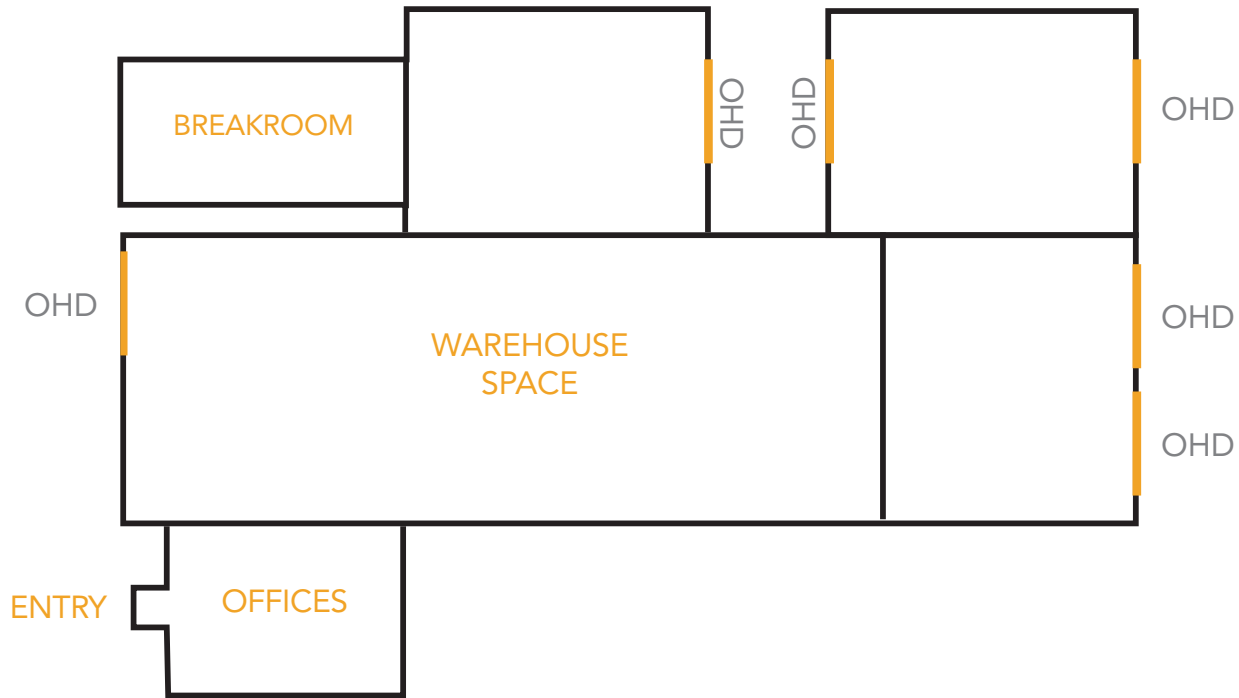
WAREHOUSE 1



WAREHOUSE 2

WAREHOUSE FLOOR PLAN

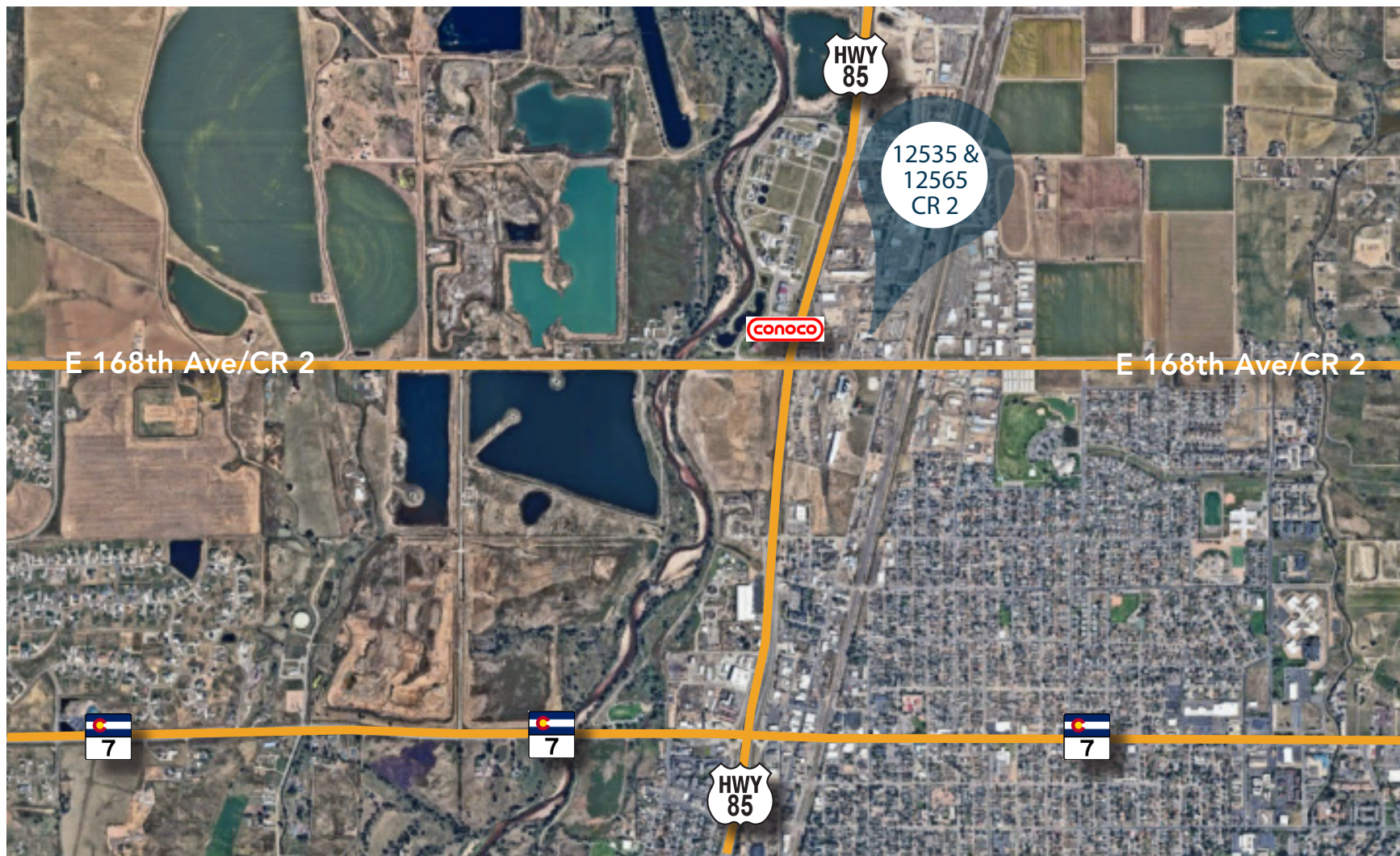
WAREHOUSE 1



WAREHOUSE 2



AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.