

BRIGHTON INDUSTRIAL PARK SPACE | 4,020 SF | FOR LEASE



**Warehouse
Hotline**

854 BASELINE PL - UNIT A

BRIGHTON, CO 80603



FEATURES

Available Space: 4,020 SF

Office Buildout: 810 SF with HVAC

Clear Height: 16'

Drive-In Access: (2) Oversized 12' x 14' doors

Construction: Metal building

Heat: Warehouse heat included

Parking: 8 dedicated spaces

Zoning: I-1 Industrial

Availability: Immediate

Lease Rate: \$10.00/SF + 5.50 NNN

Monthly Rent: \$5,192.50

CONTACT US:



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MANAGING BROKER

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JOSH SONENREICH

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The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

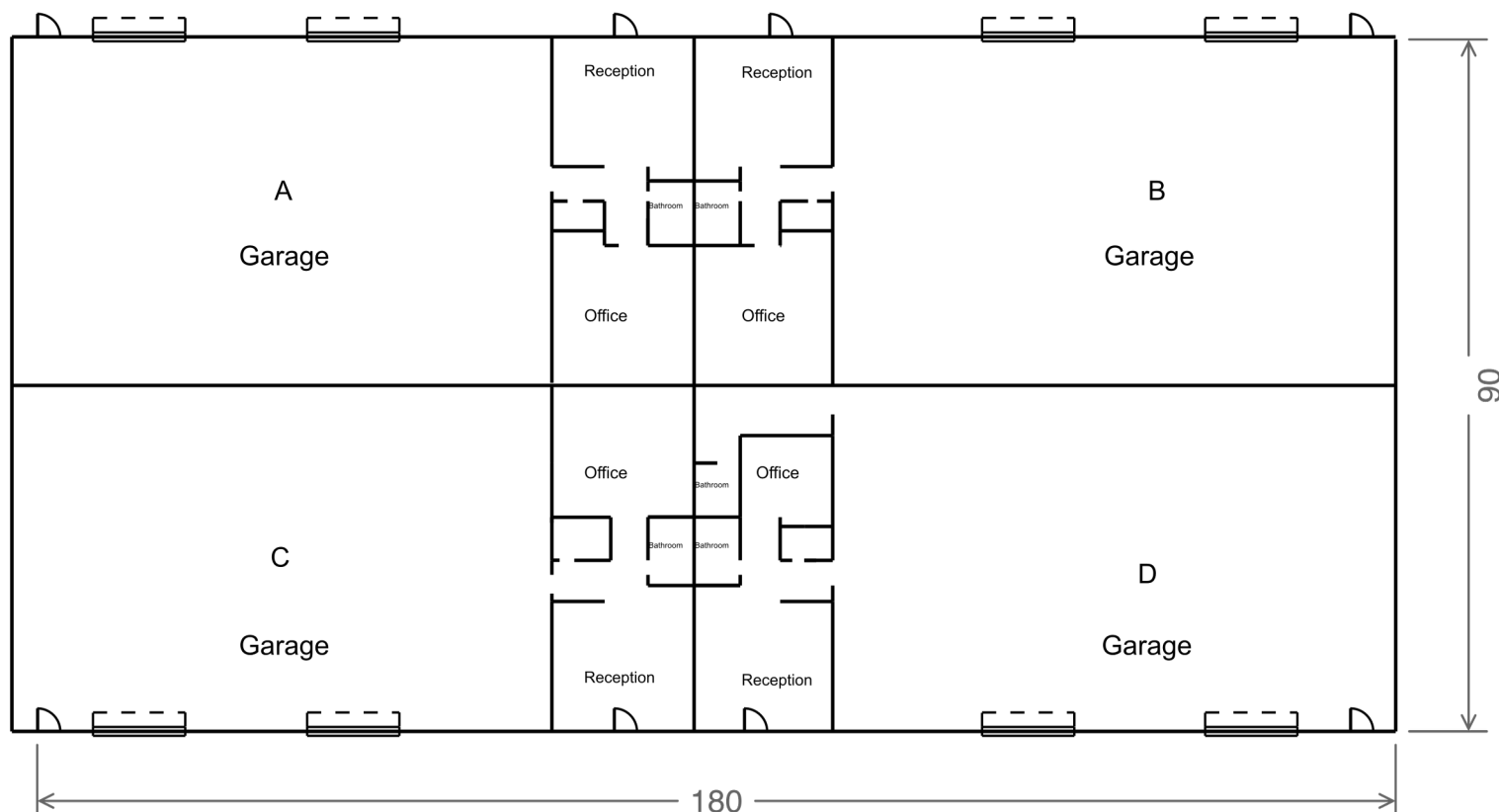


854 BASELINE PL - UNIT D, BRIGHTON, CO 80603

FLOOR PLAN

Office - 810 SF

warehouse - 3,210 SF

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The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

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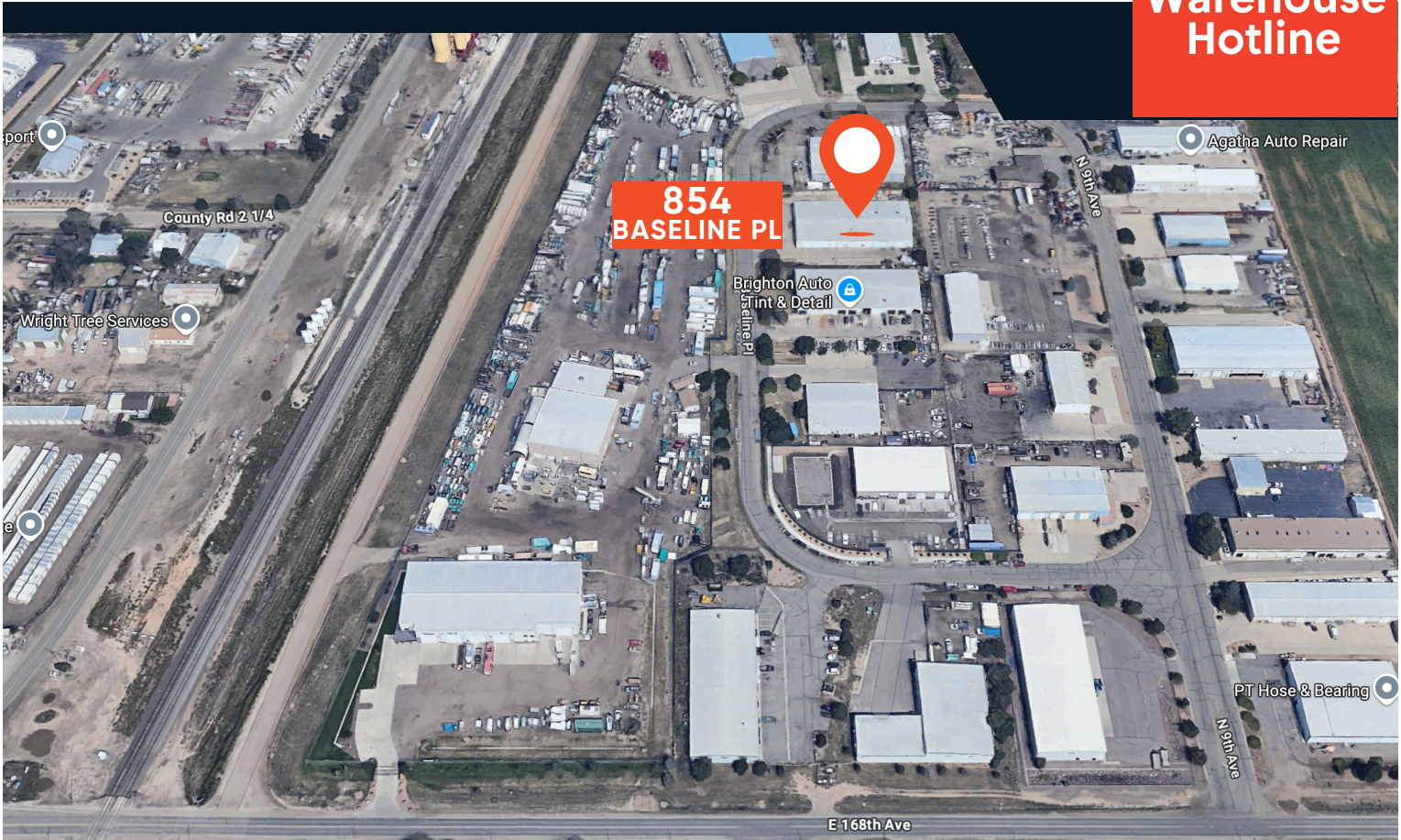
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LOCATION BENEFITS:

- Minutes from Hwy-85
- Quick access to Downtown Brighton
- Located in a robust industrial zone with flexible I-1 zoning

2 MIN
TO HWY-85

5 MIN
TO DOWNTOWN
BRIGHTON

12 MIN
TO E-470
INTERCHANGE

15 MIN
TO I-76

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