

599 S Main St

BRIGHTON, CO 80601

Available for Sale



CONTACT US
Brian Gruber
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License Number: 100106670

7,284 SF INDUSTRIAL BUILDING

ASKING PRICE: CONTACT BROKER

PROPERTY DETAILS

BUILDING SIZE

7,284 SF

LOT SIZE

2.23 ACRE

CLEAR HEIGHT

16'

BUILDING HEIGHT

20'

PARKING

10 exclusive spaces

YEAR BUILT

1983

ASKING PRICE

Contact Broker

PROPERTY HIGHLIGHTS



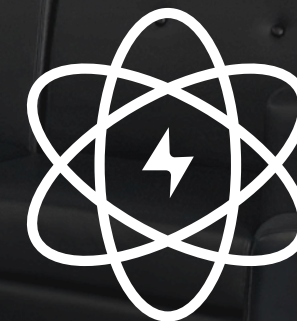
**SECURED SITE
WITH FENCE AND
GATE**



**FREESTANDING
INDUSTRIAL
BUILDING**



**SIZEABLE
YARD**



**200 AMPS
240V**



**PRIME
LOCATION**



PROPERTY DETAILS

- Easy access to Highway 85
- Large fenced yard
- Located within enterprise zone
- Potential to rent out space for income



Exterior Photos



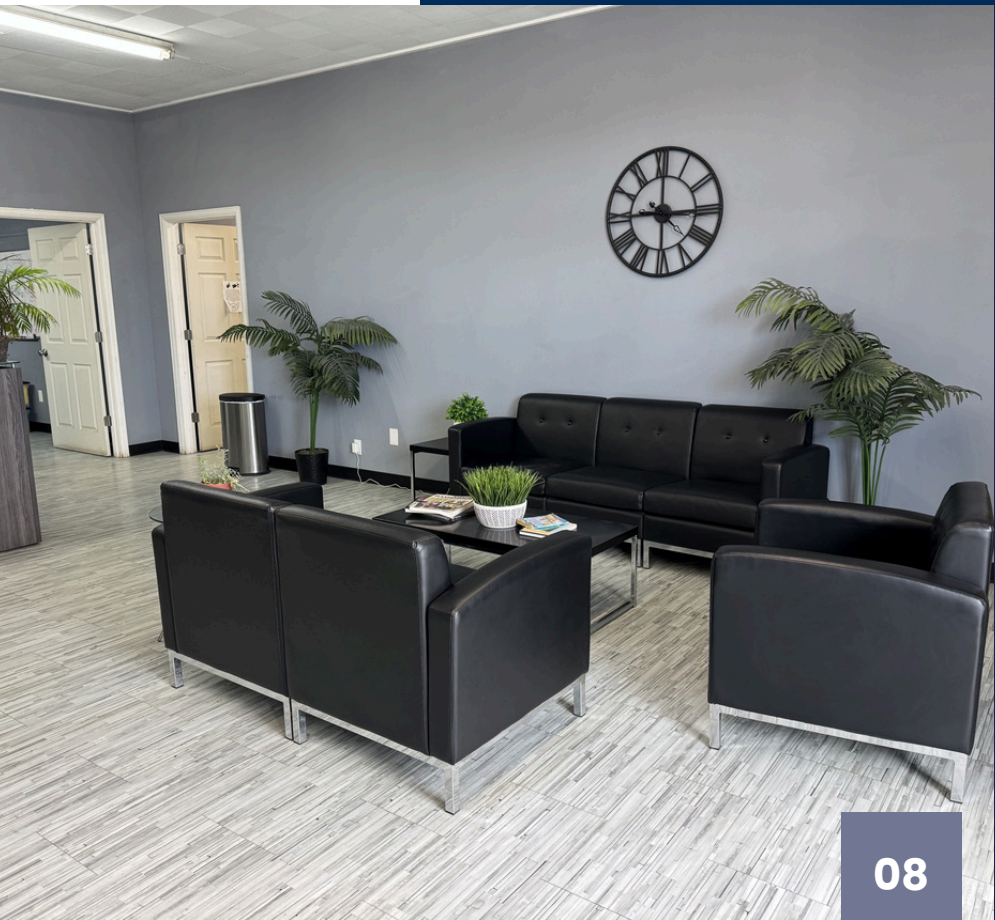
Exterior Photos



Exterior Photos



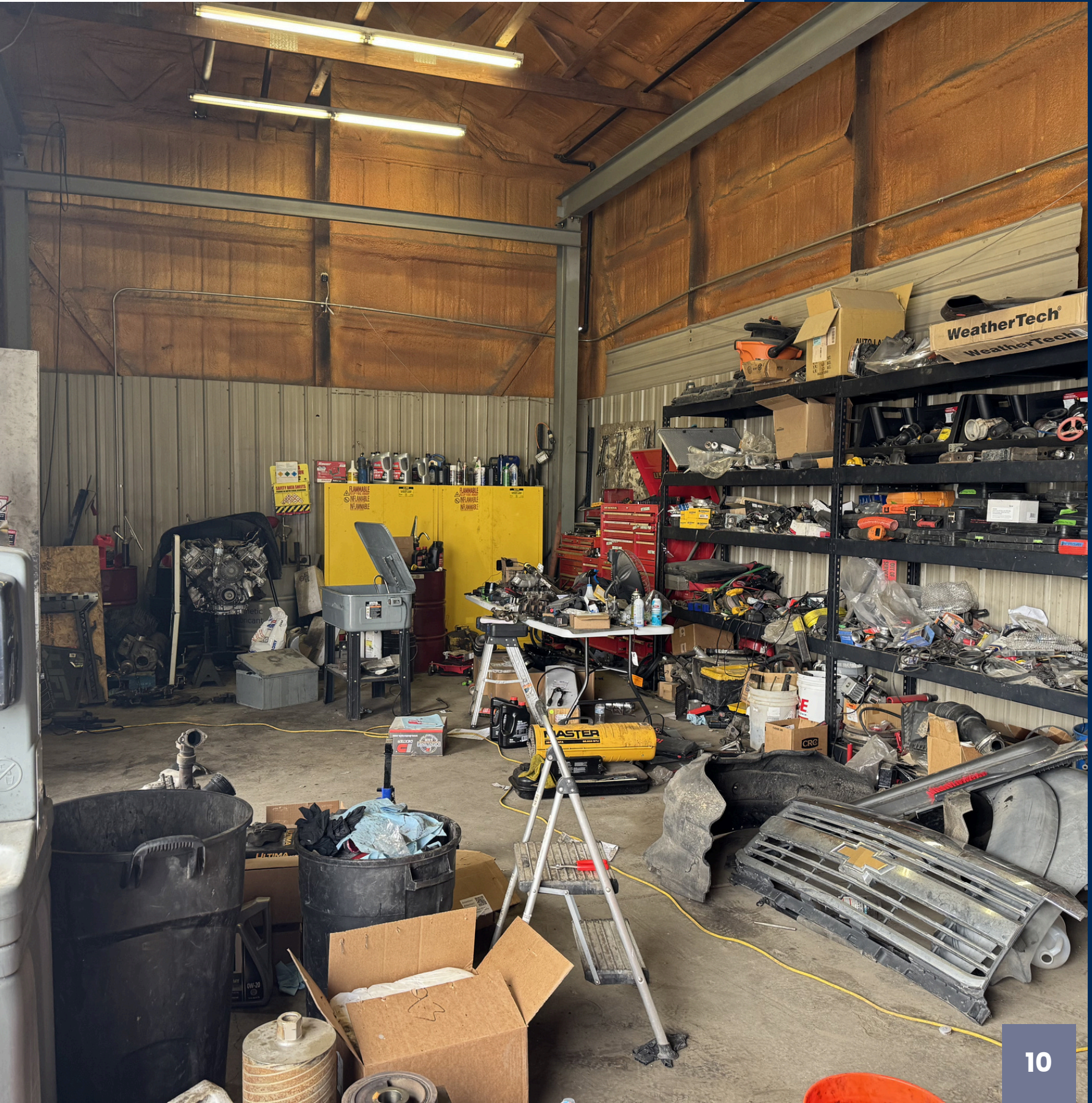
Interior Photos



Interior Photos



Interior Photos





BRIGHTON'S OVERVIEW

Brighton is a thriving community located along the US 85 corridor, serving as the county seat of Adams County, with a portion of the city extending into Weld County. With a population of roughly 45,000 residents in 2026 and consistent growth over the past several years, Brighton offers a stable and expanding market for businesses and residents alike. The city combines a rich agricultural history with modern development, including retail, logistics, and industrial growth along the North Metro Denver corridor. Residents enjoy a high quality of life, with a median household income of around \$107,000, abundant recreational opportunities including 27 miles of trails and 20 playgrounds, and easy access to both Downtown Denver and the surrounding region via US 85.

STRATEGIC ACCESS TO EVERYTHING

Brighton offers exceptional regional connectivity, making it a strategic location for both residents and businesses. Situated along US 85, the city provides direct access to Downtown Denver, the Denver Tech Center (DTC), and northern Colorado, while nearby I-76 and other major highways connect the area to regional logistics and industrial hubs. Commuters enjoy quick travel times to major employment centers, and businesses benefit from high visibility and easy access for employees, customers, and suppliers alike. With its central location in the North Metro Denver corridor, Brighton truly combines small-town accessibility with big-city convenience.

RAPID DEVELOPMENT & BUSINESS EXPANSION

Brighton is experiencing strong growth with ongoing industrial and commercial development throughout the area. Projects like the 76 Commerce Center and new manufacturing investments are attracting jobs and reinforcing the city's role as a key logistics and business hub. Supported by established employers like Vestas and continued economic development efforts, Brighton is quickly emerging as a prime destination for business expansion in the Denver metro area.

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