



Space Available:

15,010 SF

Lease Rate:

\$11.00/SF NNN

NNN Rate:

\$3.00/SF

Sale Price:

\$2,100,000

INDUSTRIAL/WAREHOUSE/MANUFACTURING WITH MASSIVE POWER FOR LEASE OR SALE

- Excellent frontage on CR 2 / E 168th Ave.
- Highway 85 visibility with easy access.
- 7 miles to I-76 Denver; 14 miles to I-25 Denver.
- Six buildings situated on 3.47 acres of yard:
 - Bdg 1: 5,110 SF metal warehouse
 - Bdgs 2-4: 3,300 SF of office trailers
 - Bdgs 5-6: 6,600 SF of fabric warehouse

- (5) 12' x 12' OH doors in metal warehouse.
- (6) 16' x 12' OH doors in fabric warehouses.
- Located in unincorporated Weld County.
- Zoned Weld County C-3 (Business Commercial), which permits a wide range of commercial uses, including outdoor storage that is screened from adjacent properties, light industrial, and retail.

12505 CR 2
BRIGHTON, CO 80603
UNINCORPORATED WELD COUNTY

FULLY FENCED
3.47 ACRE YARD
MASSIVE POWER



AERIAL PHOTOS



3 OFFICE
TRAILERS

2 FABRIC
WAREHOUSES

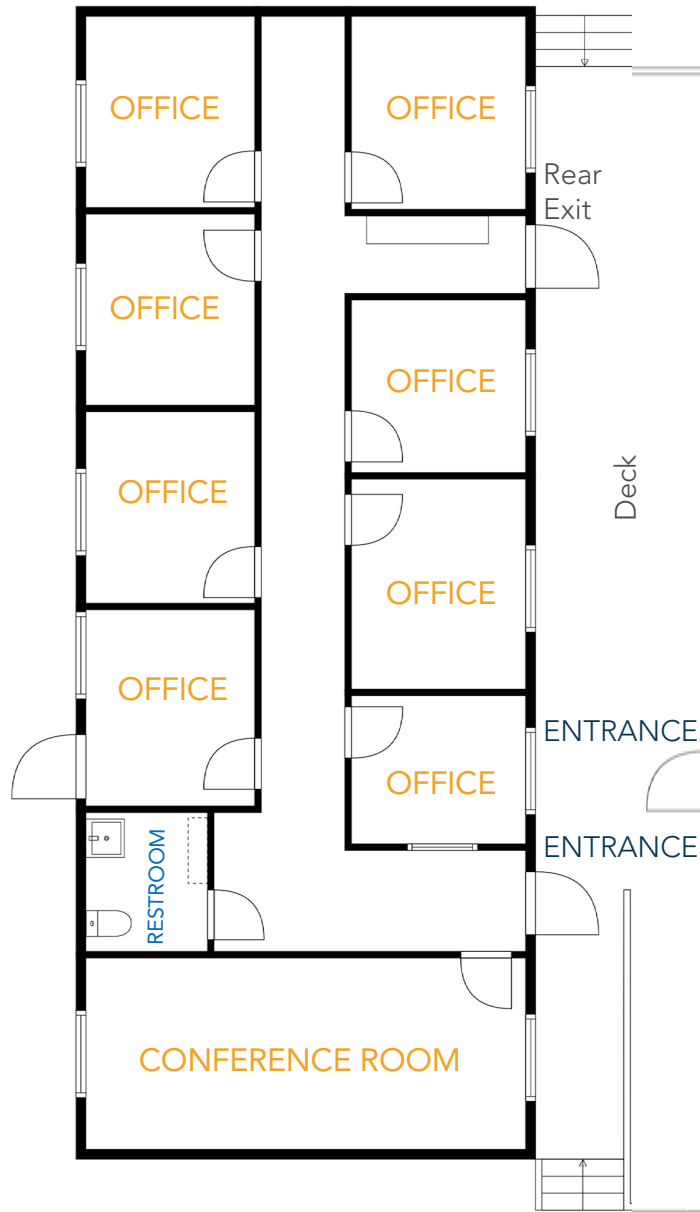
1 METAL
WAREHOUSE

EXTERIORS PHOTOS

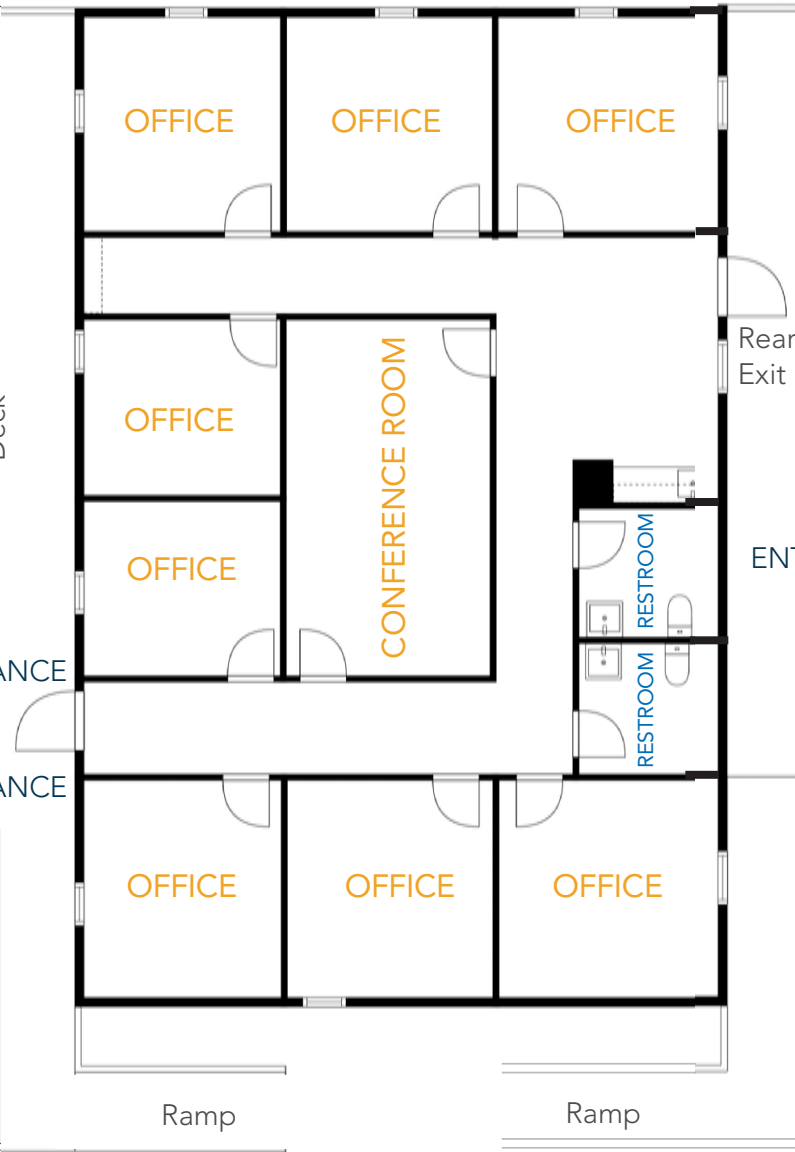


3 OFFICE TRAILERS - FLOOR PLAN

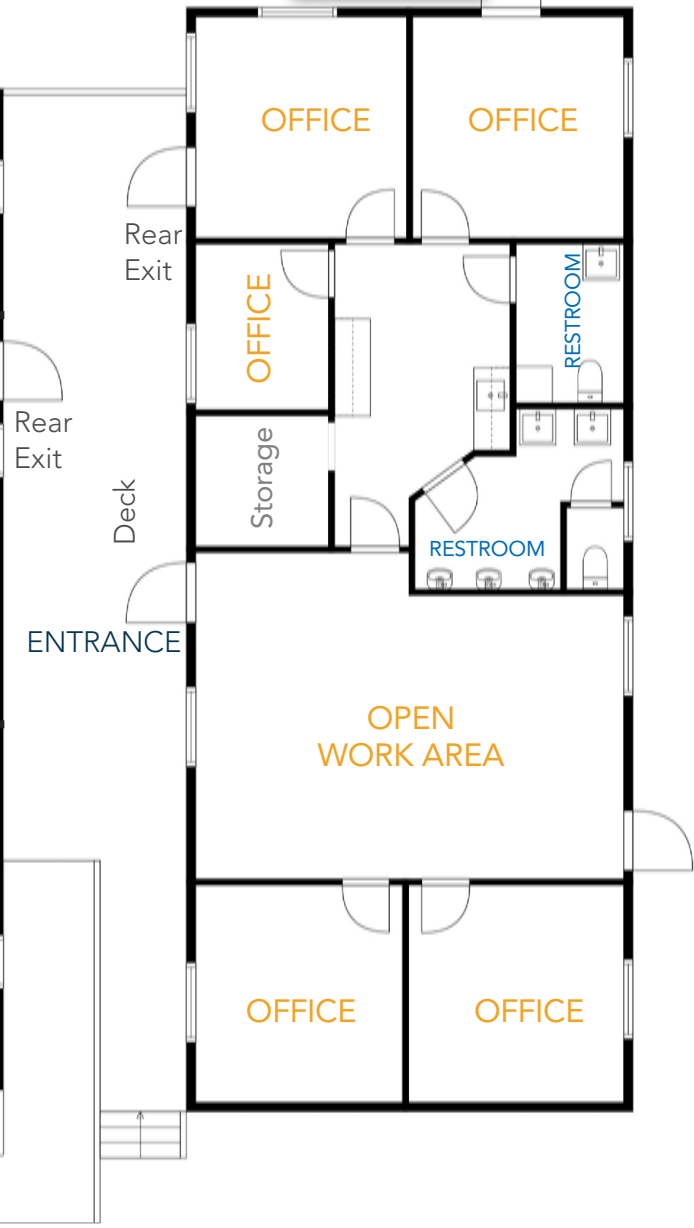
Trailer 1



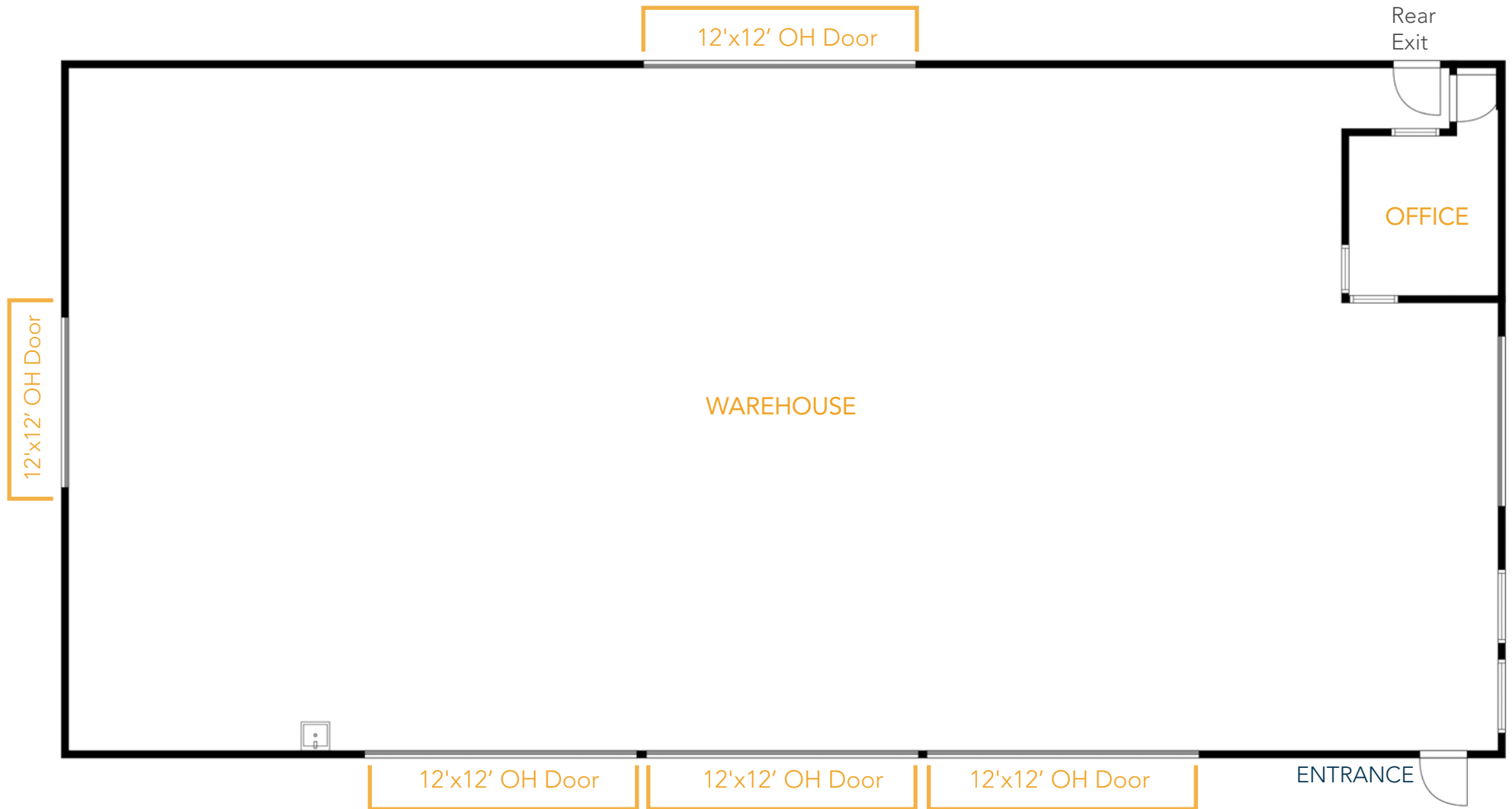
Trailer 2



Trailer 3



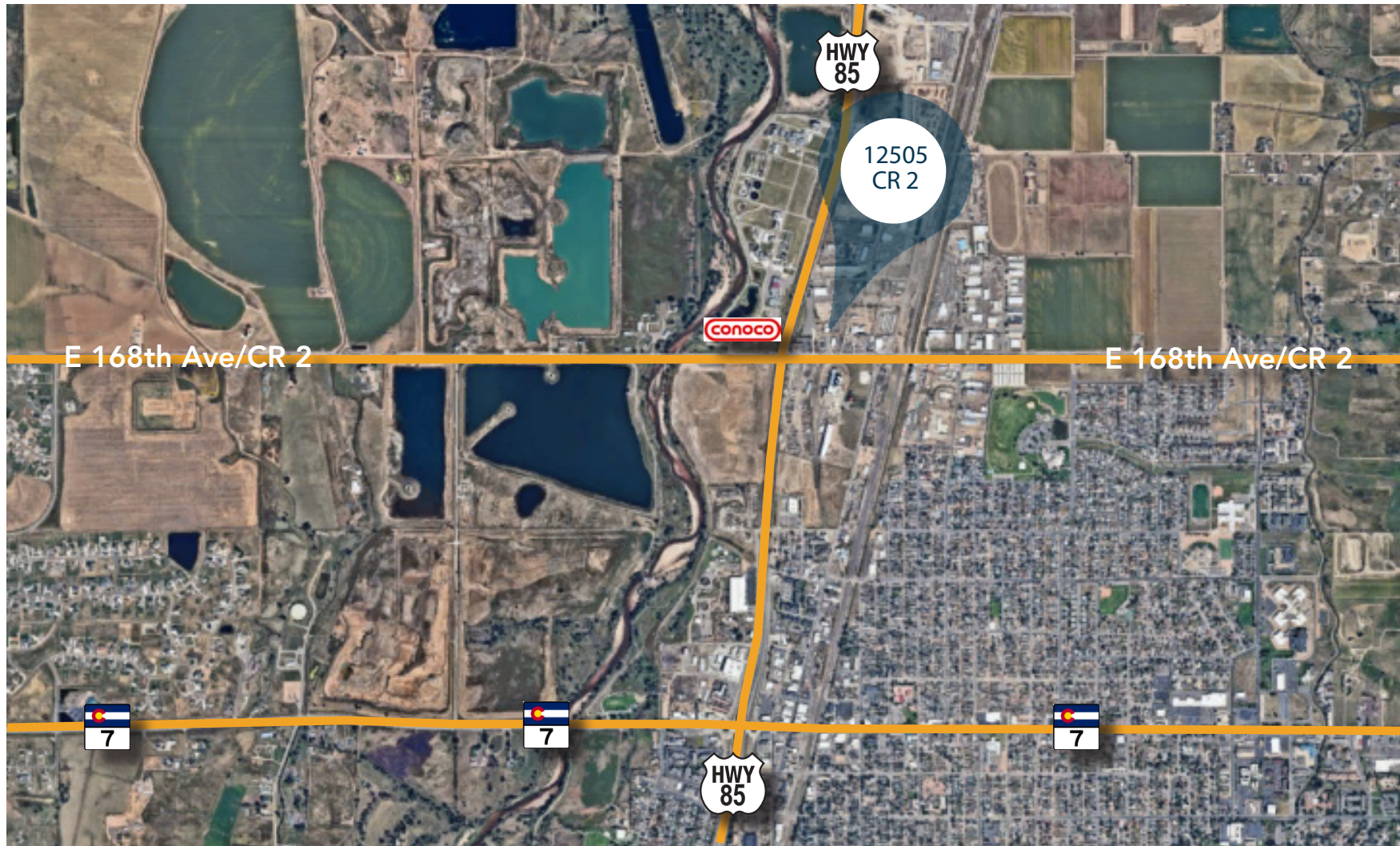
METAL WAREHOUSE - FLOOR PLAN



WAREHOUSE PHOTOS



AREA MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com

BRIAN SMERUD, CCIM / ERIK CAFFEE
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.