



FOR SALE – Retail / Industrial

219 Kuner Rd, Brighton, CO 80601

Zoning	I-2
Sqft	5,000 SF
Clear Ht	12'
Power	3 Phase (Delta) TBV
Utilities	Brighton Water/Sewer
Loading	Drive In - 10' x 10'
YOC	1953

Property Features

- High Traffic Exposure - 37,736 VPD
- New Roof 2019, TPO
- New RTU HVAC 2022
- New Warehouse Heater
- Secured Yard w/ Conex Container
- Easy Hwy 85 Access - North & South
- Unincorp. Adams: Sales Tax 4.75%

\$975,000

[Adams County Incentives](#)



[Adams County Zoning](#)



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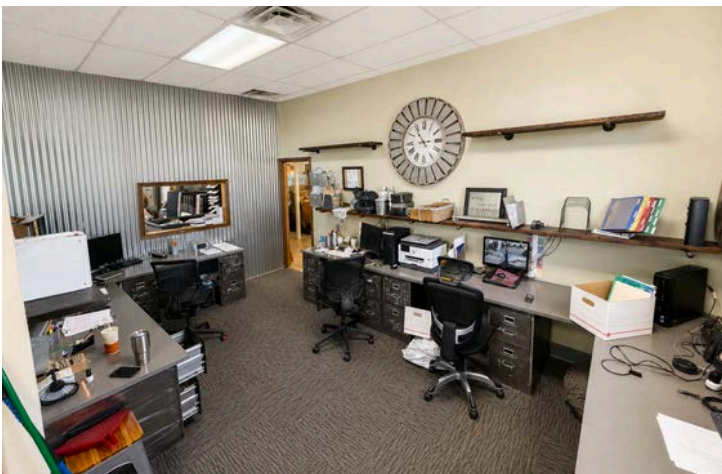
219 Kuner Rd, Brighton, CO 80601

Exterior Photos

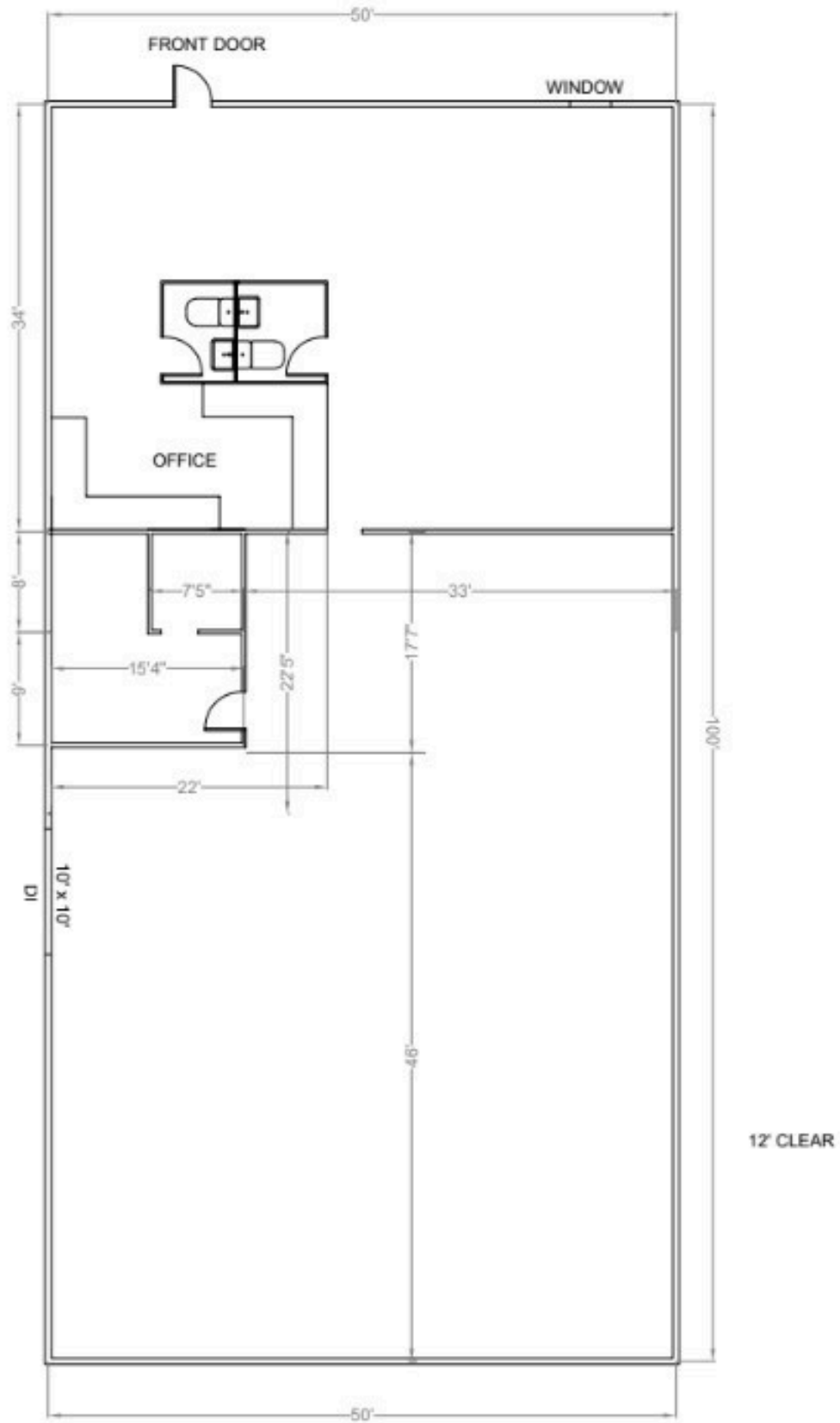


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Interior Photos



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 **FLOOR PLAN**
NOT TO SCALE

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I-76 11 min
E-470 9 min
I-25 13 min

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Brighton



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