



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE

**755 N 9th Ave.  
Brighton, CO 80603**



## PROPERTY FEATURES:

<b>Available SF:</b>	9,603
<b>Lot Size:</b>	1 AC
<b>Loading:</b>	5 oversized drive-in doors
<b>Clear Height:</b>	18'
<b>Year Built:</b>	1985
<b>Zoning:</b>	PUD/Industrial uses
<b>LEASE RATE:</b>	<b>\$17.50/SF NNN</b>
<b>Expenses:</b>	\$3.85/SF (est.)
<b>Available:</b>	December 1, 2024

- 5-ton bridge crane
- Washbay
- Fenced storage yard



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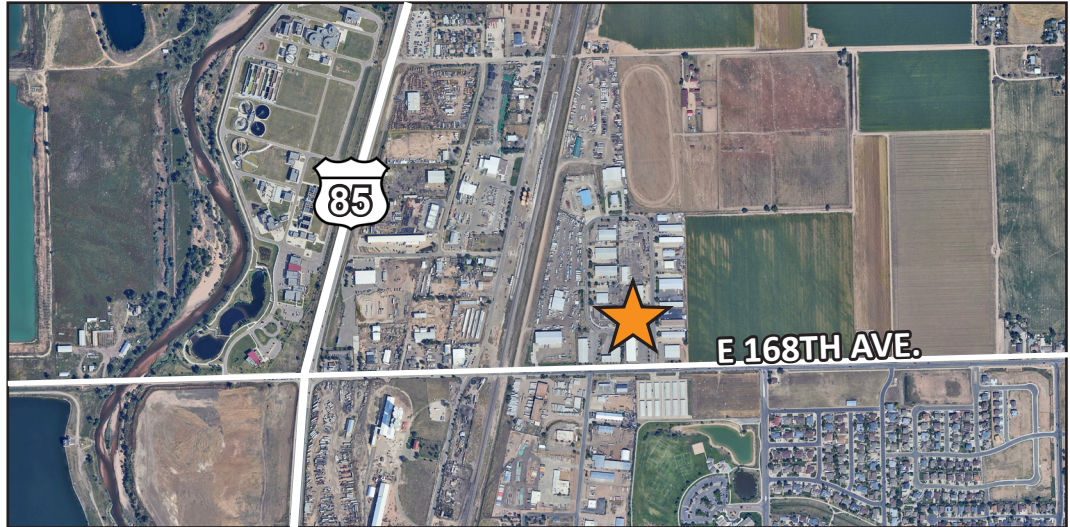
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### DRIVE TIMES

HWY 85	<b>1 MINUTES</b>
DIA	<b>25 MINUTES</b>
DOWNTOWN DENVER	<b>35 MINUTES</b>



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