



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE

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



PROPERTY FEATURES:

Available SF:	9,603
Lot Size:	1 AC
Loading:	5 oversized drive-in doors
Clear Height:	18'
Year Built:	1985
Zoning:	PUD/Industrial uses
LEASE RATE:	\$16.25/SF NNN
Expenses:	\$3.85/SF (est.)
Available:	December 1, 2024

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



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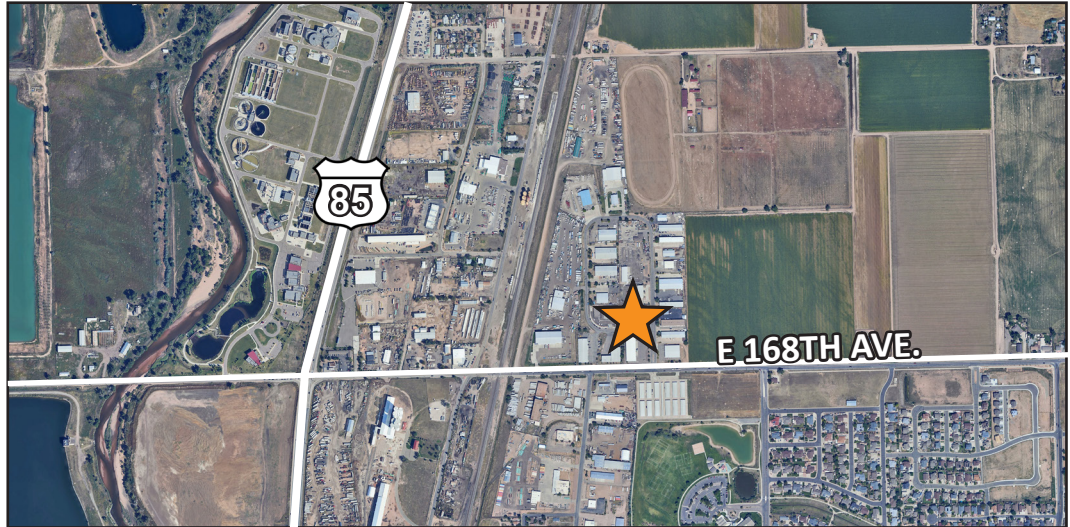
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DRIVE TIMES

HWY 85	1 MINUTES
DIA	25 MINUTES
DOWNTOWN DENVER	35 MINUTES



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