

13505

E. 112TH AVENUE
BRIGHTON, CO 80603

CO-2

POTOMAC STREET

LEASED

AVAILABLE

SHARED ACCESS

E. 112TH AVENUE

FOR LEASE

I-3 ZONED INDUSTRIAL

Available:	Immediately
Building 1:	5,948 SF
Building 2:	13,314 SF
Total Site:	2.15 AC
Yard Area:	± 1.50 AC
Lease Rate:	Contact Brokers
Zoning:	I-3 (Adams County)

LEASE RATE:
Contact Brokers

ZENITH
Industrial Outdoor Storage



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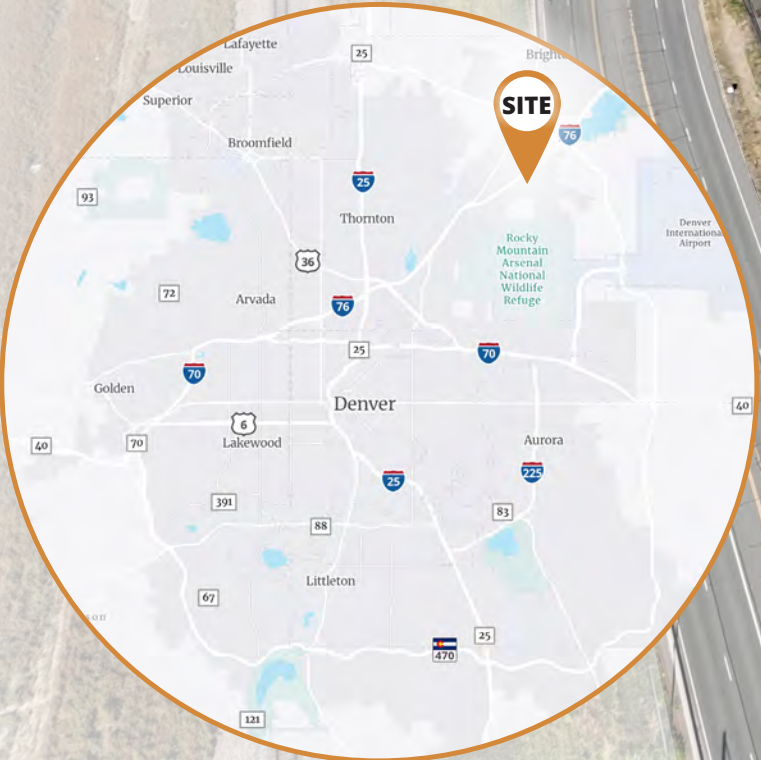
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ADDITIONAL FEATURES

- Fenced/Secured Yard
- Approved Outdoor Storage (I-3 Zoning)
- Visibility
- Multiple Points of Access
- Proximity to I-76, E470

PROPERTY OVERVIEW/ LAYOUT



CO-2

LEASED

POTOMAC ST.

BUILDING 2
13,314 SF

±1.50 AC
USABLE YARD

BUILDING 1
5,948 SF

PARKING

GATE

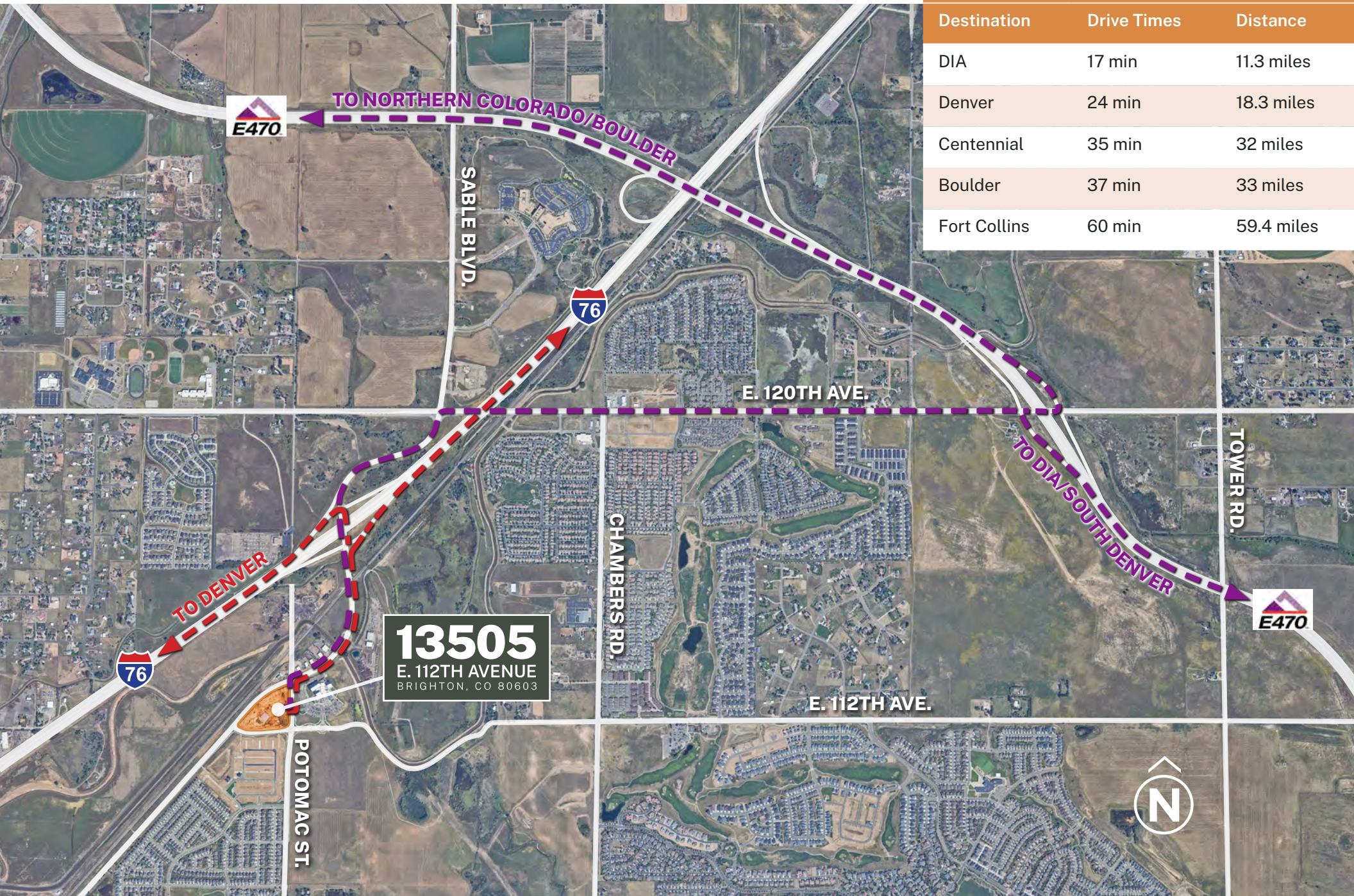
GATE

SHARED ACCESS

E 112TH AVE.



PROPERTY LOCATION & ACCESS



DRIVE TIMES		
Destination	Drive Times	Distance
DIA	17 min	11.3 miles
Denver	24 min	18.3 miles
Centennial	35 min	32 miles
Boulder	37 min	33 miles
Fort Collins	60 min	59.4 miles

SURROUNDING DEMOGRAPHICS

2023 DEMOGRAPHICS	15 MINUTES	30 MINUTES	60 MINUTES
2023 Population	211,252	1,886,100	3,953,377
2028 Projected Population	224,962	1,965,480	4,089,121
2023 Households	68,391	738,777	1,553,371
2028 Projected HH	73,198	777,768	1,622,299
2023 Avg. HHI	\$109,961	\$119,800	\$129,785
2028 Projected AHHI	\$127,909	\$139,172	\$149,596
Labor Force	111,266	1,052,734	2,176,263
Blue Collar	29.0%	20.0%	17.7%
White Collar	56.2%	65.6%	69.0%
Services	14.8%	14.4%	13.3%
Unemployment	2.1%	2.6%	2.6%

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SERVING COLORADO'S FRONT RANGE WITHIN A 60 MIN DRIVE-TIME!



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