

FOR SALE

INDUSTRIAL BUILDING WITH YARD/
REDEVELOPMENT OPPORTUNITY

125 WEST BRIDGE STREET

BRIGHTON, CO 80601



Building Information

- > Price: \$2,300,000
- > Building Size: 15,665 SF
- > Lot Size: 7.095 Acres (309,067 SF)
- > Power: 600 Amp, 3-Phase (TBV)
- > Zoning: I-1 (City of Brighton)
- > Clear Height: 12'-15'
- > Loading: 14 Drive-Ins with drive through capability
(8) 10'X14'; (4) 10'X12'; (2) 10'X1'
- > Taxes: \$21,821.92 (2017)
- > Tenancy: Fully leased month-to-month to three (3) tenants

Highlights

- > Single or multi-tenant capability
- > Excellent opportunity for owner/user with income
- > Adjacent to retail and residential redevelopment
- > Flat topography
- > 6+ acre fenced yard
- > Quick access to Highway 85

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Accelerating success.

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