

177 W. JESSUP STREET

BRIGHTON, COLORADO

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



Industrial Manufacturing Building on 1.05 Acres Fenced In

TOTAL BUILDING SQUARE FOOTAGE:

12,799 SF (comprised of 2 buildings)

SITE SIZE: 1.05 ACRES OR 45,837 SF

PROPERTY HIGHLIGHTS

- Visibility on Highway 85
- Visibility on Main Street in Brighton
- Easy access to Highway 85
- 20 minutes to Downtown Denver from site
- Crane served building
- Large yard that is fenced
- Potential to rent out space for income
- Century Link to the property
- Located within an Enterprise Zone



FOR SALE

**SALE PRICE:
\$1,750,000.00**



Russell Gruber

Industrial Specialist / Owner

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Commercial Real Estate Services

<https://grubercommercial.com>

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PROPERTY INFORMATION

- **Two buildings on site:**
 - Main Building is 10,421 SF
 - Garage Building is 2,378 SF
- **Site Size:** 1.05 acres or 45,837 SF
- **Office size:** 6,000SF +/- (1,500 of this is second floor and 3,000 SF can be removed back to open warehouse)
- **Zoning:** I-1
- **Clear Height:** 22'-23'
- **Heat/Cooling:** Radiant heat in warehouse, gas forced heat and A/C in office
- **Power:** 400amps of 240v, 3- phase (to be verified)
- **Loading:** 3-drive in doors to main building (loading size listed below is height then width)
 - 1 – 14' X 12' (has cut out to be 16' tall)
 - 1 – 16' X 12'
 - 1 – 14' X 12'
- **Garage Building Loading:** 4 garage doors
- **Crane:** One 5-ton crane with 17' hook height and a 33'.3" span
- **Floor Drains:** YES
- **Taxes:** \$10,008.36 (2019)

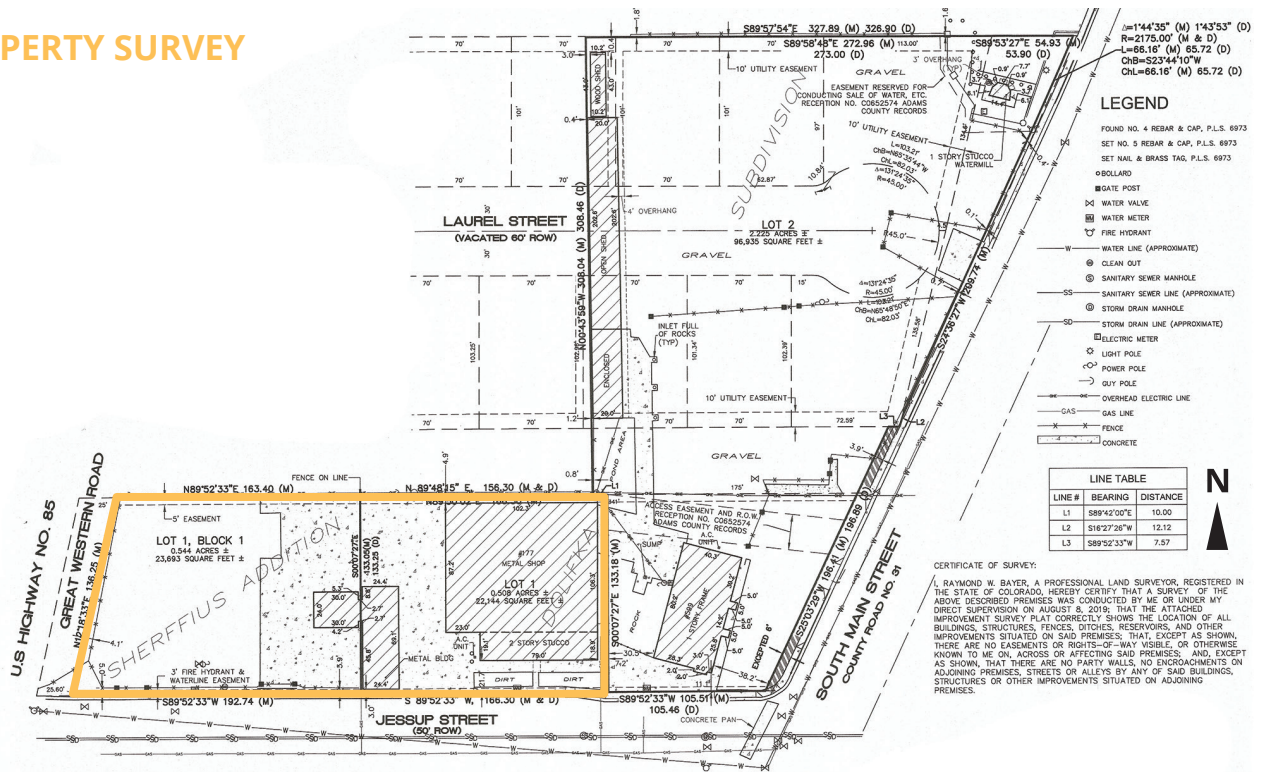


Inside of the warehouse crane bay



Back-side of main warehouse

PROPERTY SURVEY



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