

890 N. 9TH AVENUE

BRIGHTON, COLORADO 80603

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



Freestanding Industrial Building For Sale

BUILDING SIZE: 3,744 SF

SITE SIZE: 0.72 ACRES (31,159 SF)

PROPERTY HIGHLIGHTS

- Functional Mezzanine not included in square footage
- Rare smaller building with access land
- Drive-thru capable building
- Located within an Enterprise Zone

**SALE PRICE:
\$850,000.00**



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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Gruber

Commercial Real Estate Services

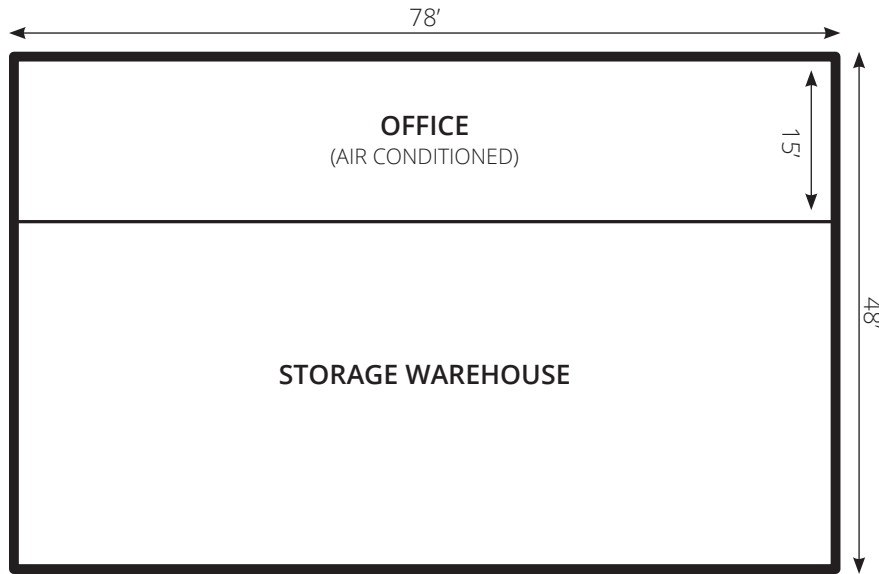
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FLOOR PLAN



PROPERTY DETAILS

- **Building Size:** 3,744 SF
- **Site:** 0.72 acres (31,159 SF)
- **Office Size:** 1,170 SF
- **Zoning:** I-1
- **YOC:** 1998 (Metal Building)
- **Loading:** 2 oversized drive-in doors
- **Power:** 3-phase (to be verified)
- **Heat:** Gas forced
- **Clear Height:** 16' ft
- **2021 Tax Estimate:** \$8,704.00

AERIAL



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