



## FOR SALE – Retail / Industrial

219 Kuner Rd, Brighton, CO 80601

<b>Zoning</b>	I-2
<b>Sqft</b>	5,000 SF
<b>Clear Ht</b>	12'
<b>Power</b>	3 Phase (Delta) TBV
<b>Utilities</b>	Brighton Water/Sewer
<b>Loading</b>	Drive In - 10' x 10'
<b>YOC</b>	1953

Property Features
• High Traffic Exposure - 37,736 VPD
• New Roof 2019, TPO
• New RTU HVAC 2022
• New Warehouse Heater
• Secured Yard w/ Conex Container
• Easy Hwy 85 Access - North & South
• Unincorp. Adams: Sales Tax 4.75%

**\$975,000**

[Adams County Incentives](#)



[Adams County Zoning](#)



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## Exterior Photos

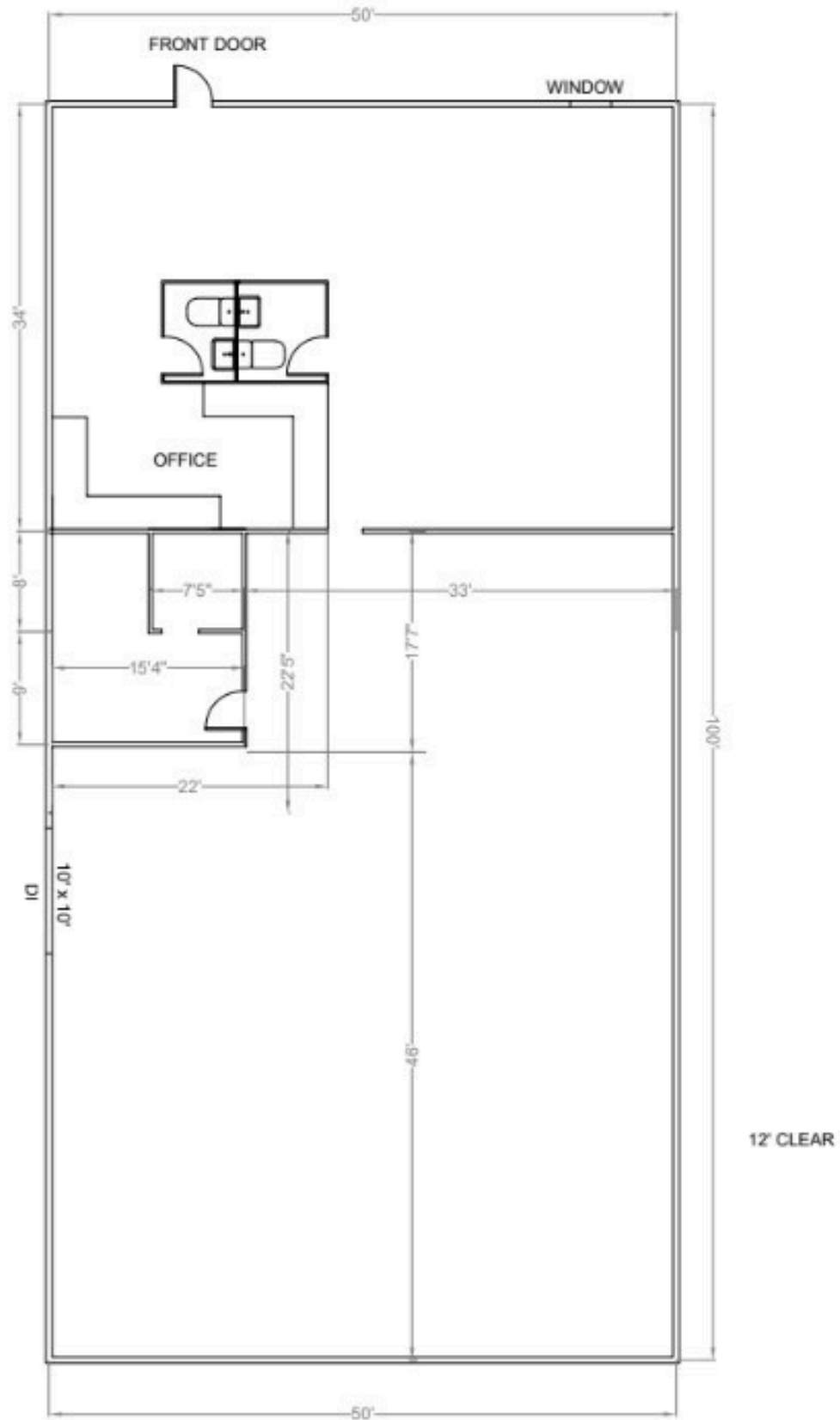


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## Interior Photos



# 219 Kuner Rd, Brighton, CO 80601



 **FLOOR PLAN**  
NOT TO SCALE

219 Kuner Rd, Brighton, CO 80601



**I-76 11 min**  
**E-470 9 min**  
**I-25 13 min**

**219 Kuner Rd**

Brighton



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