

# FREESTANDING OFFICE/WAREHOUSE W/ FENCED YARD FOR LEASE

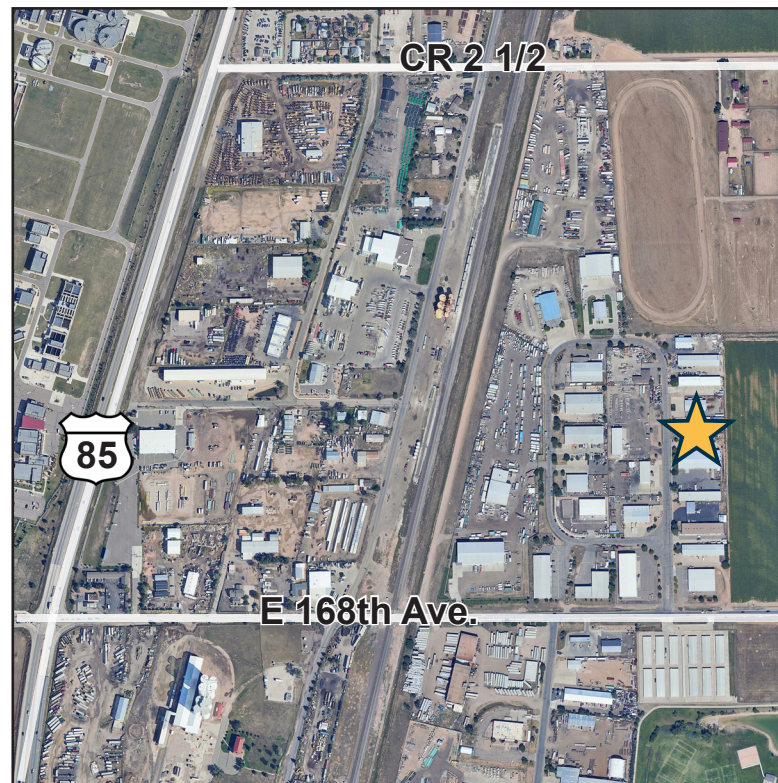
820 N 9th  
Brighton, CO 80603



- 800 SF MEZZANINE (not included in SF) - WELL-APPOINTED OFFICE SUITE
- SECURITY SYSTEM IN PLACE
- OVERSIZED DRIVE-IN DOORS

## PROPERTY DETAILS

<b>Building Size:</b>	4,830 SF
<b>Office Size:</b>	1,500 SF
<b>Yard Size:</b>	12,000 SF (fenced)
<b>Loading:</b>	(3) 14'x14' drive-in doors
<b>Clearance:</b>	16'
<b>LEASE RATE:</b>	\$17.50/SF NNN
<b>Expenses:</b>	\$5.97/SF

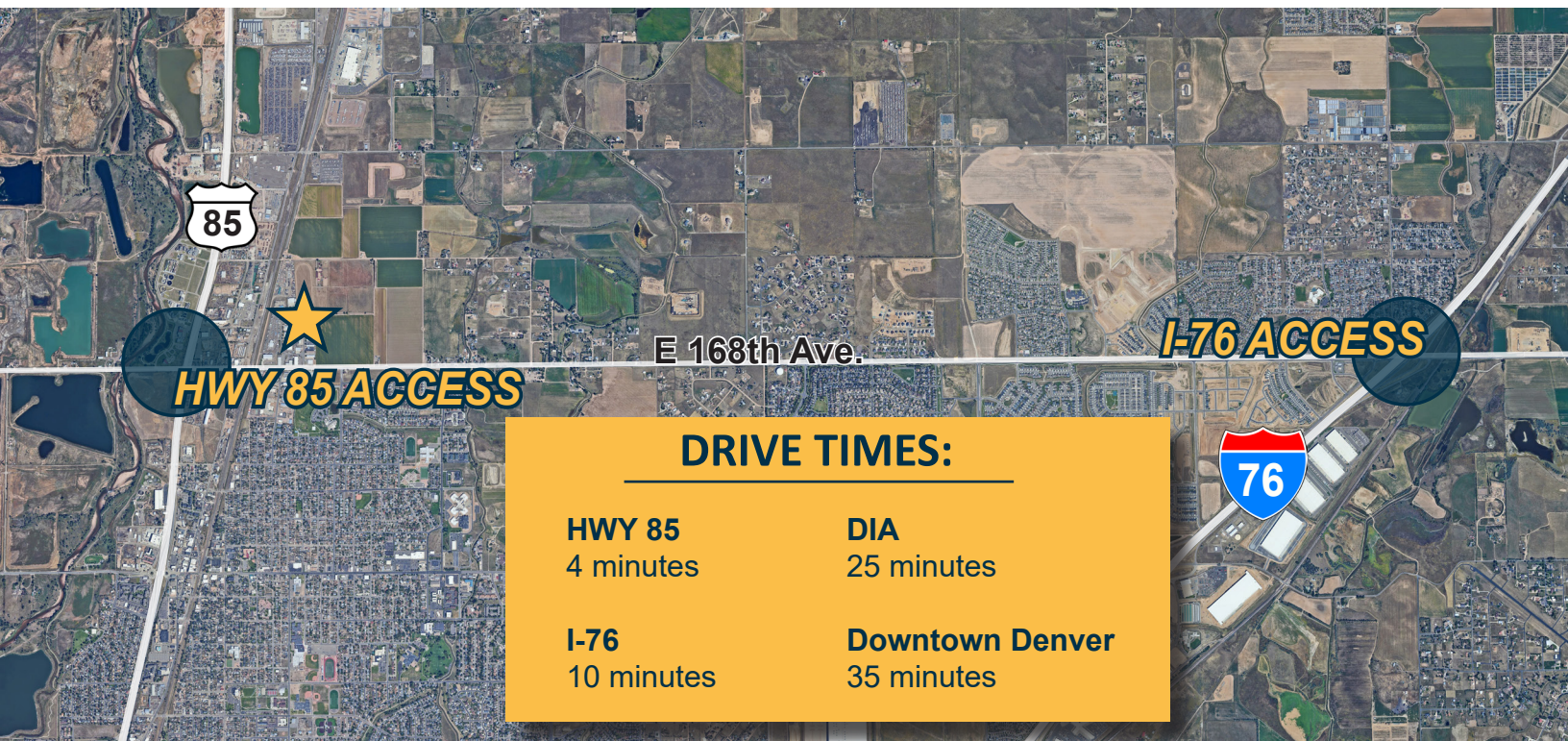


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## LOCATION HIGHLIGHTS

- Located on N 9th Ave in Brighton's established industrial corridor
- Direct access to US-85 and I-76
- 25 minutes to Denver International Airport
- Minutes from Downtown Brighton amenities
- Strong labor pool drawing from Brighton, Thornton, and Commerce City



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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# LOCATION HIGHLIGHTS:

## INDUSTRIAL ADVANTAGES

### *Transportation & Access*



#### **I-70 Corridor access**

Direct connectivity to I-70, Denver's primary east-west industrial corridor — linking to I-25, I-225, and the broader Front Range.



#### **Freight-dense submarket**

Surrounded by major carriers including CrossCountry Freight and Denver Freightways within 1 mile, reflecting strong last-mile logistics infrastructure.



#### **Central Denver location**

Positioned in the heart of Denver's established industrial belt — minutes from Downtown Denver and easy access to all quadrants of the metro.

### *Industrial Ecosystem*



#### **Established industrial park**

Located within the Denver 80216/Commerce City industrial corridor — one of metro Denver's most active and tenanted industrial submarkets.



#### **Industrial supply proximity**

Nearby suppliers include Acme Manufacturing, MFCP Parker Store, and AIS Industrial & Construction Supply for easy MRO sourcing.



#### **Airport adjacency**

Approximately 15 miles from Denver International Airport, supporting air freight operations and logistics-sensitive businesses.

## TENANT AMENITIES

### *Lifestyle & Convenience*



#### **Highway commute options**

Easy access for employees commuting from North Denver, Aurora, Thornton, and Commerce City via I-70 and I-270.



#### **Large labor pool**

Located within one of Denver's densest industrial labor markets — strong availability of warehouse, logistics, and manufacturing workforce.



#### **Shops at Northfield**

A large open-air retail and dining district offering restaurants, services, a movie theater, and everyday retail — easily reachable in under 10 minutes.