

FOR LEASE

# 12628 & 12706

COUNTY ROAD 4

BRIGHTON, CO 80603

Weld County Road 4



**INDUSTRIAL PROPERTY WITH YARD FOR LEASE**  
LEASE RATE: \$20.00/SF NNN | EST. NNN: \$9.47/SF



**CUSHMAN &  
WAKEFIELD**

**12628 & 12706 COUNTY ROAD 4** is an industrial property for lease right off Highway 85 in Brighton. It features four buildings totaling 12,020 square feet. The property offers over 4.5 acres of fenced yard space with electric gates and industrial zoning, allowing for outside storage. Please contact the listing broker for more information.

## // PROPERTY DETAILS:



**TOTAL AVAILABLE SIZE:**  
12,020 SF



**LAND SIZE:**  
5 ACRES



**CLEAR HEIGHT:**  
14'



**LOADING:**  
(8) DRIVE-IN DOORS



**POWER:**  
SINGLE PHASE / 250 AMPS



**ZONING:**  
I-3 (HEAVY INDUSTRIAL), WELD COUNTY  
[LINK TO ZONING CODE](#)

## // PROPERTY FEATURES:

- FULLY FENCED
- TRUCK SCALE ON SITE
- DRAIN IN SHOP
- SEPTIC AND WELL



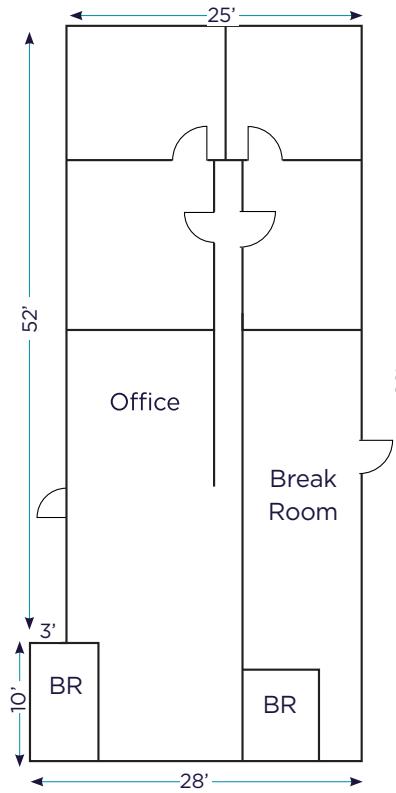
// **12628 & 12706 COUNTY ROAD 4**  
Brighton, CO 80603

# // 12628 COUNTY ROAD 4:

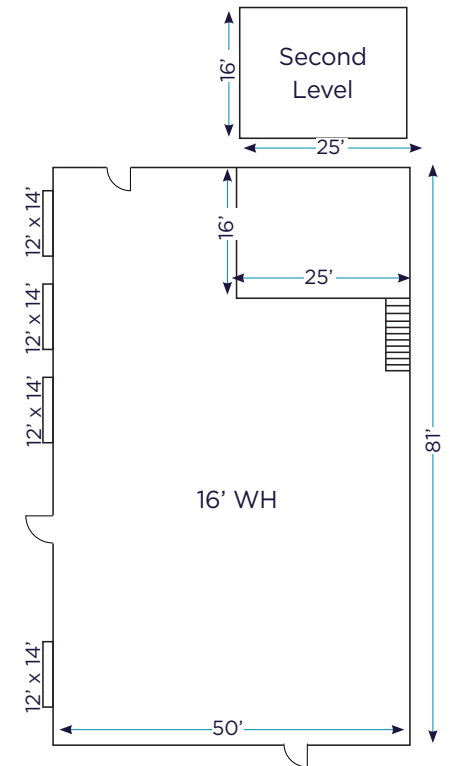
<b>TOTAL BUILDING SIZE:</b>	7,070 SF BUILDING 1: 1,580 SF (OFFICE) BUILDING 2: 4,050 SF (WAREHOUSE) BUILDING 3: 1,440 SF (MODULAR OFFICE)
<b>SITE SIZE:</b>	2 ACRES
<b>LOADING:</b>	(4) DRIVE-IN DOORS (BUILDING 2)
<b>YEAR BUILT:</b>	1977 / 1979 / 2011



**Building 1**  
(Office)

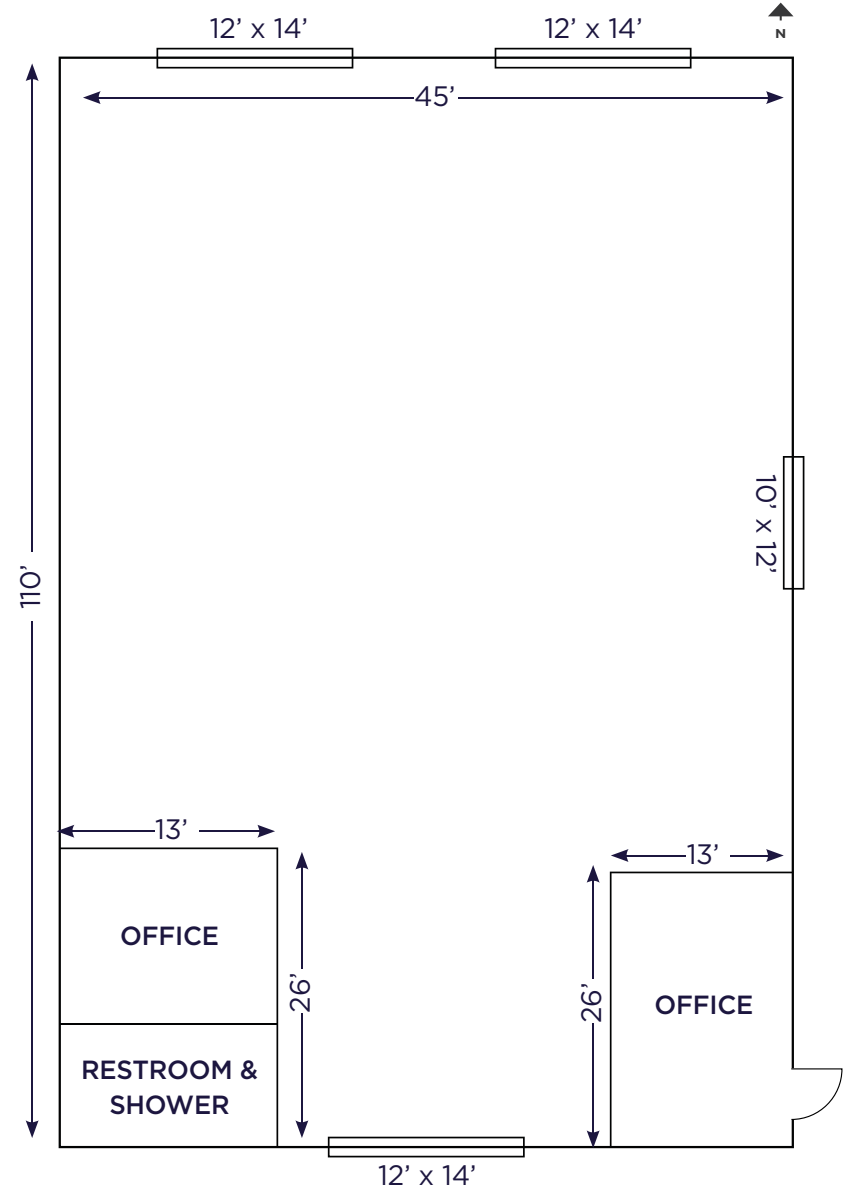


**Building 2**  
(Warehouse)



# // 12706 COUNTY ROAD 4:

<b>TOTAL BUILDING SIZE:</b>	4,950 SF
<b>SITE SIZE:</b>	3 ACRES
<b>LOADING:</b>	(4) DRIVE-IN DOORS
<b>YEAR BUILT:</b>	1976 / 1979



# WELD COUNTY

## 3RD LARGEST COUNTY in Colorado

### ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado’s third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we’d love having you here too!

Source: weld.gov

### KEY INDUSTRY CLUSTERS

 ADVANCED MANUFACTURING	 HEALTH & WELLNESS	 ENERGY & NATURAL RESOURCES	 FOOD & AGRICULTURE	 TRANSPORTATION & LOGISTICS
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### DEMOGRAPHIC HIGHLIGHTS

Weld County Region  
*Source: Esri.*



Total Population (2024)

**368,063**



Total Households

**128,619**



Per Capita Income

**\$43,273**



Median Age

**35.4**



Median Household Income

**\$96,627**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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