

# HIGH-VISIBILITY RETAIL SHOWROOM / WAREHOUSE



**29576 U.S. 6**  
**BRUSH, CO 80723**

**SALE PRICE: \$2,400,000**

OPPORTUNITY

# EXECUTIVE SUMMARY

Highly visible retail showroom offering exceptional exposure and accessibility along a well-traveled corridor. This versatile commercial space is ideal for a variety of retail or showroom uses, with strong highway frontage. The property's strategic location offers easy access for both local customers and pass-through traffic, making it an excellent choice for businesses seeking to grow their presence in Morgan County and the surrounding area. With ample space and strong exposure, this property presents a valuable opportunity for entrepreneurs, investors, or established businesses looking to expand or relocate. Business is also for sale – *contact Broker for details.*



18,054

Building Size

Retail Building

±15,000 SF

Office Building

±534 SF

Storage Building

±2,520 SF



5.44 Acres

Lot Size



Retail & Office Building: 2006 / 2012 | Storage Building: 2011

Year Built



27'

Clear Height



450A / 480V

Power



20' Electric OHD (Retail Building) | (2) Manual OHD's (Storage Building)

Loading



Fenced

Outdoor Yard



Replaced 2019

Roof (Retail Building)



20-Ton

HVAC



A/B - Agricultural/Agri-Business

Zoning



Surface Lot

Parking



Building

Signage



870' on U.S. 6

Frontage



CO Enterprise Zone

Incentives

## UTILITIES

|       |                             |
|-------|-----------------------------|
| Water | Morgan County Quality Water |
| Sewer | Septic                      |

|          |             |
|----------|-------------|
| Gas      | Propane     |
| Electric | Xcel Energy |

# OPPORTUNITY PROPERTY HIGHLIGHTS

## High-Visibility Highway Frontage

Positioned directly along US Highway 6, this property offers outstanding exposure to steady daily traffic—maximizing brand visibility and attracting drive-by customers essential for retail and showroom success.

## Seamless Accessibility

Convenient access for both customers and deliveries, with proximity to Interstate 76 providing quick connections to major regional markets including Denver, Sterling, and beyond.

## Regional Draw & Trade Area Reach

Ideally located to serve Brush as well as surrounding communities such as Fort Morgan, Akron, and rural Morgan County—capturing a broad customer base that routinely travels for specialty retail and showroom experiences.

## Strong Agricultural & Industrial Market

Surrounded by a thriving agricultural and industrial economy, the property benefits from consistent demand from farmers, contractors, and businesses seeking equipment, supplies, and services.

## Logistics-Friendly Location

Highway positioning supports efficient shipping, receiving, and distribution—making it an excellent choice for businesses that rely on inventory movement and supplier access.

## Growth Corridor Opportunity

Situated along a well-traveled commercial corridor with ongoing economic activity, offering long-term upside and positioning for business growth.

## Cost-Effective Alternative to Metro Areas

Enjoy lower operating costs compared to urban markets while maintaining strong regional exposure—allowing businesses to maximize profitability without sacrificing visibility.

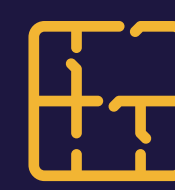
A prime location designed to enhance exposure, accessibility, and long-term business success.



GENEROUS PARKING &  
OUTDOOR SPACE



VERSATILE USE  
POTENTIAL



OPEN & FUNCTIONAL  
FLOOR PLAN



RETAIL SHOWROOM  
SPACE



CONTACTS

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