

# FLEX INDUSTRIAL SPACE W/ YARD FOR LEASE

812 Baseline Pl.  
Brighton, CO 80603



- LED LIGHTS

- UPDATED OFFICE

- OUTDOOR STORAGE AVAILABLE

- FLOOR DRAIN W/ GREASE TRAP

## UNIT 1:

Available SF: 3,666

Clear Height: 16'-18'

Loading: 14' drive-in door

Yard: 5,200 SF +/-

LEASE RATE: Contact Broker

## UNIT 3:

Available SF: 2,960

Clear Height: 16'-18'

Loading: 14' drive-in door

LEASE RATE: \$13.75 YEAR 1 (\$3,392/MO)

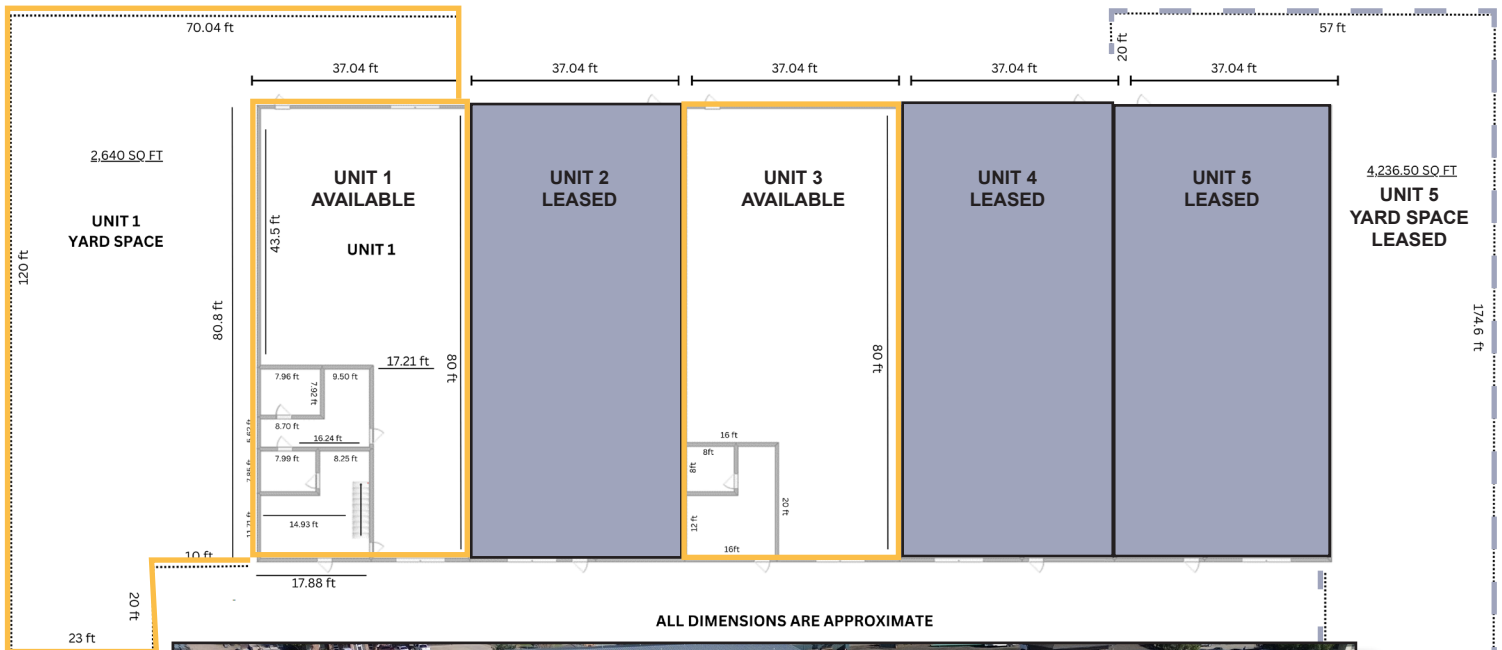
## PROPERTY FEATURES:

Year Built: 2000

Zoning: I-1

Expenses: \$6.10/SF

Strategically located just off I-76 in Brighton, with easy access to DIA, Denver, and the broader Front Range. An ideal fit for contractors, auto-related trades, fleet operators, and light manufacturing tenants looking for functional, affordable space outside the city.



**DRIVE TIMES:**

**HWY 85**  
3 minutes

**I-76**  
10 minutes

**DIA**  
25 minutes

**Downtown Denver**  
35 minutes



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

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