



## **WAREHOUSE SPACE FOR LEASE IN HENDERSON, CO!**

### **8777 BRIGHTON RD, HENDERSON, CO 80640**

Unit I for Lease - 5,000 SF

5,000 SF of functional workspace. Single-phase power is available and ready to handle heavy machinery, industrial equipment, or high-draw power needs from day one. Two 12 ft. wide x 14-foot overhead drive-in doors offer excellent clearance for box trucks, oversized vans, trailers, and heavy equipment loading.

Ideal for:

- Manufacturing
- Warehouse
- Fabrication

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## FLOORPLAN:



## UNIT 1 DETAILS:

**Lease Rate:** Starting at \$12.48/SF/YR

**Lease Type:** NNN

**Total SF:** 5,000 SF

**Zoning:** I-2

**Drive-in Doors:** (2) 12x14 doors

**Power:** Single-phase

**Clear Height:** 14'

**Lease Term:** Negotiable

## ADDITIONAL PHOTOS:

