Colorado Real Estate BROKERS

FOR SALE: ±8.94-Acre PUD Industrial Outdoor Storage Site

11481 Brighton Road, Henderson, CO 80640

Aggressive Seller Financing Available for a Qualified Buyer





Asking Price: $6,499,000 ($16.69/SF land)
County: unincorporated Adams County
2025 Taxes: $98,509.32
Zoning: PUD with the following allowed uses: wood storage, RV Storage and Heavy Equipment Storage with Residential Home(s) and Office Space
Property Tours: Contact Broker

Seller Financing Terms for a Qualified Buyer:
- As low as 3% interest rate
- As little as 20% down payment
- As long as 25 year amortization
- As long as a 5 year term

Property Overview

This multi-use property sits on 8.94 acres along a low-traffic stretch of Brighton Road, with reservoir and mountain views and stoplight-controlled access to East 120th Avenue. It combines heated industrial bay space with ample power, a separate fourth bay, office space with an apartment above, and two single-family residences. The result is a flexible owner-user or investment opportunity in one of the north metro's established industrial corridors, with a setting that's hard to find in industrial property.

Industrial / Commercial Improvements

- Three insulated, heated bays totaling approximately 4,800 SF with a separated 1,600 SF, 4th bay
- 14' drive-in doors
- 14'–18' clear height (pull thru spaces for 3 full semi's with trailers)
- Office with apartment above
- Two wide driveway entrances to the commercial areas, one asphalt paved

Residential Improvements

- Main home: 4 bedrooms, 3.5 baths, 4-car garage, radiant boiler heat and swamp cooler. It sits on a grass yard surrounded by large mature trees and has its own paved driveway entrance.
- Second home: 3 bedrooms, 2 baths, with a detached garage of approximately 20' x 30'

Utilities & Water

- Ample power to the property
- City water and well water
- Three septic systems with new risers and no lift stations
- 5 water shares in the Fulton Ditch. The ditch runs across the property and is mostly covered.

Zoning & Use Flexibility

The Seller is open to a PUD amendment to accommodate a buyer's specific use. Adams County has given a preliminary indication that it would favor a use consistent with the area's industrial character. The County has also indicated that a major PUD amendment can be completed in approximately 2–3 months.


Warehouse Space
Office Space
Single Family Home w/ dedicated entrance
4 Car Garage for SFH


Garage
Residential


DOOSAN




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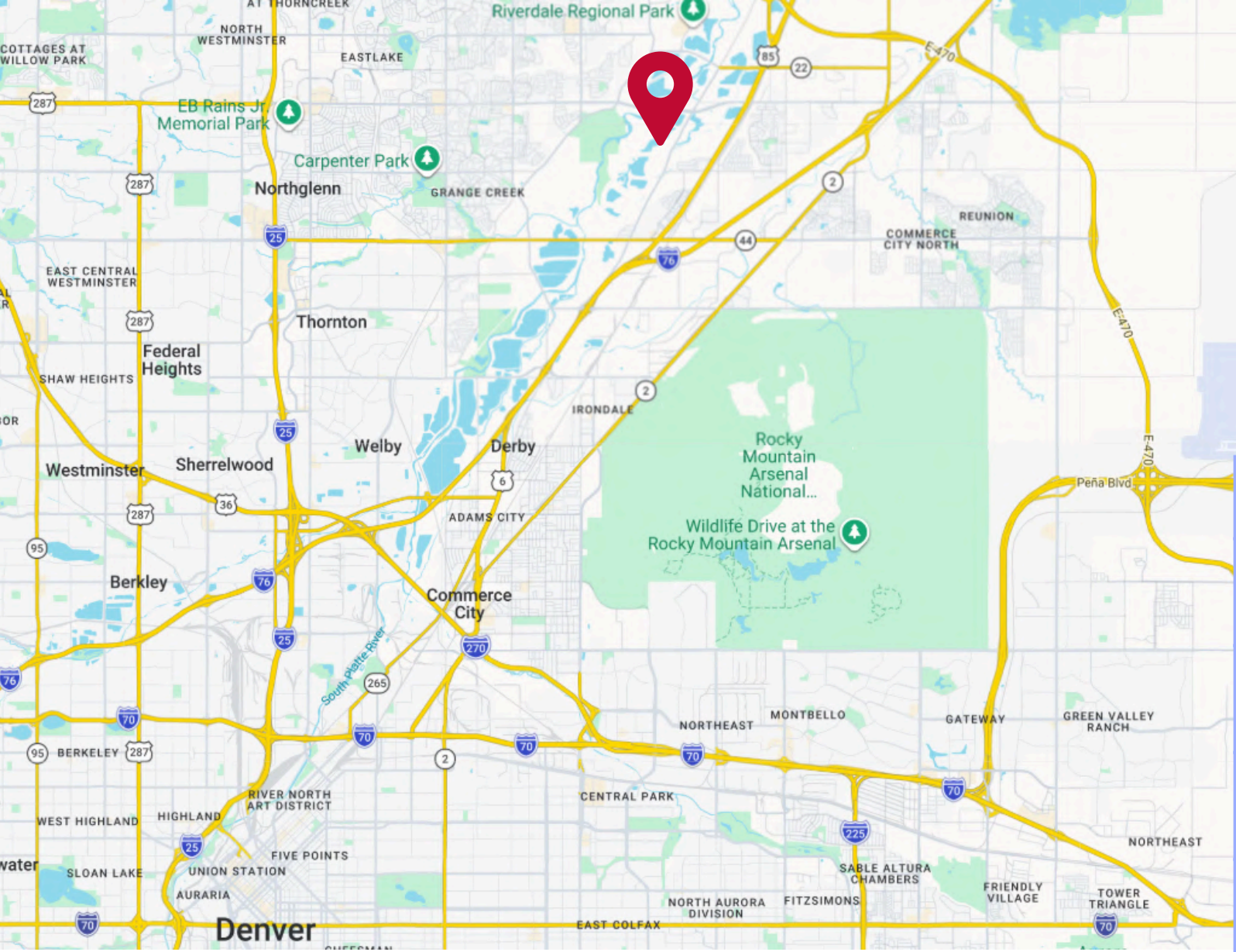









Denver
E 120th Pkwy
Denver Water
Brighton Road



DRIVE TIMES

To: I-76
3.0 Miles / 6 Mins

To I-270
7.5 Miles / 10 Mins

To Downtown Denver:
15.3 Miles / 25 Mins

To DEN Airport via 104th Ave:
18.2 Miles / 29 Mins

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David Fingerhut
Broker Associate
720-522-6706
david@corealestatebrokers.com

Stuart Dobson
Managing Broker
303-919-0309
stuart@corealestatebrokers.com

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