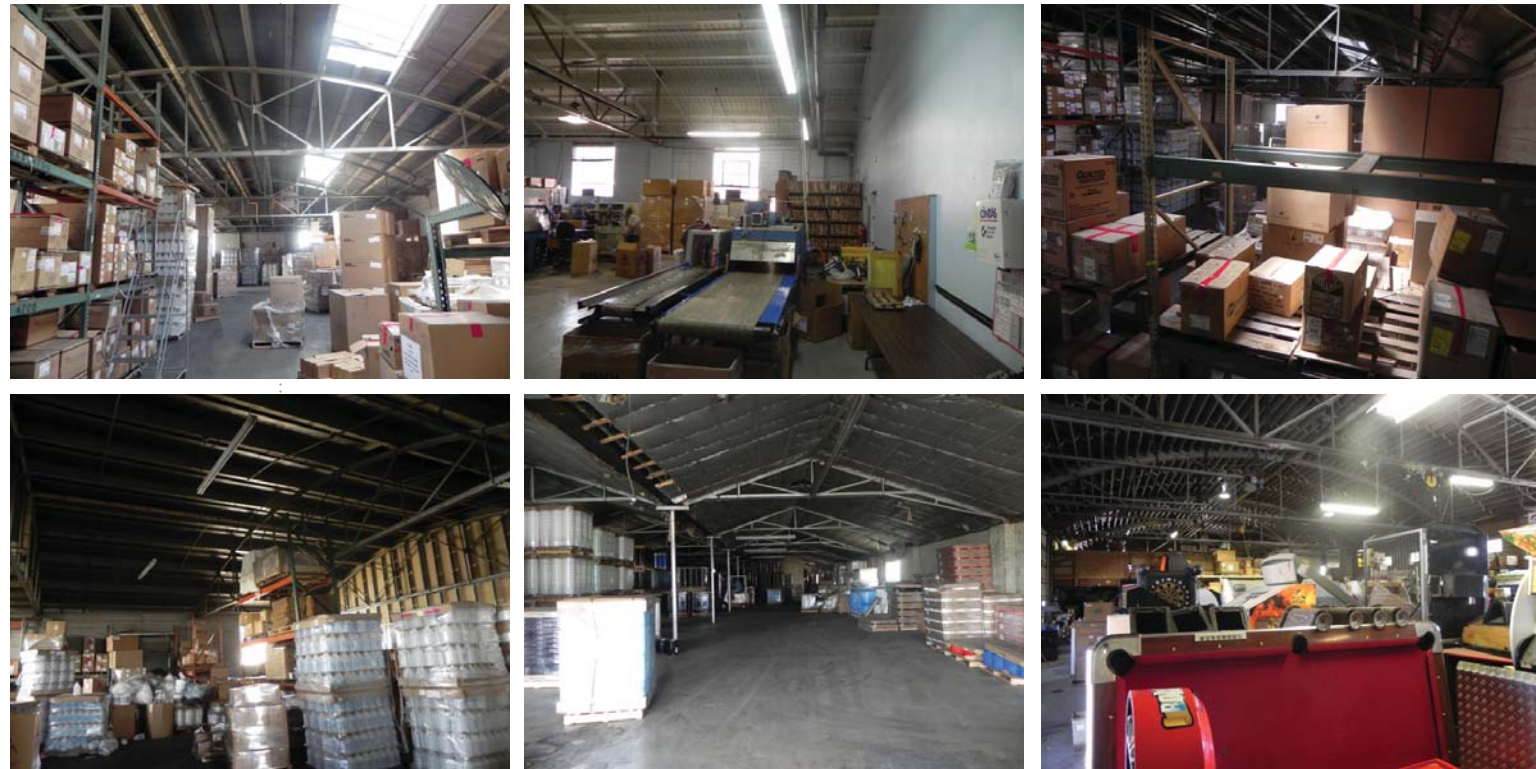


LAND/
BUILDING
FOR SALE

4201 BRIGHTON BOULEVARD

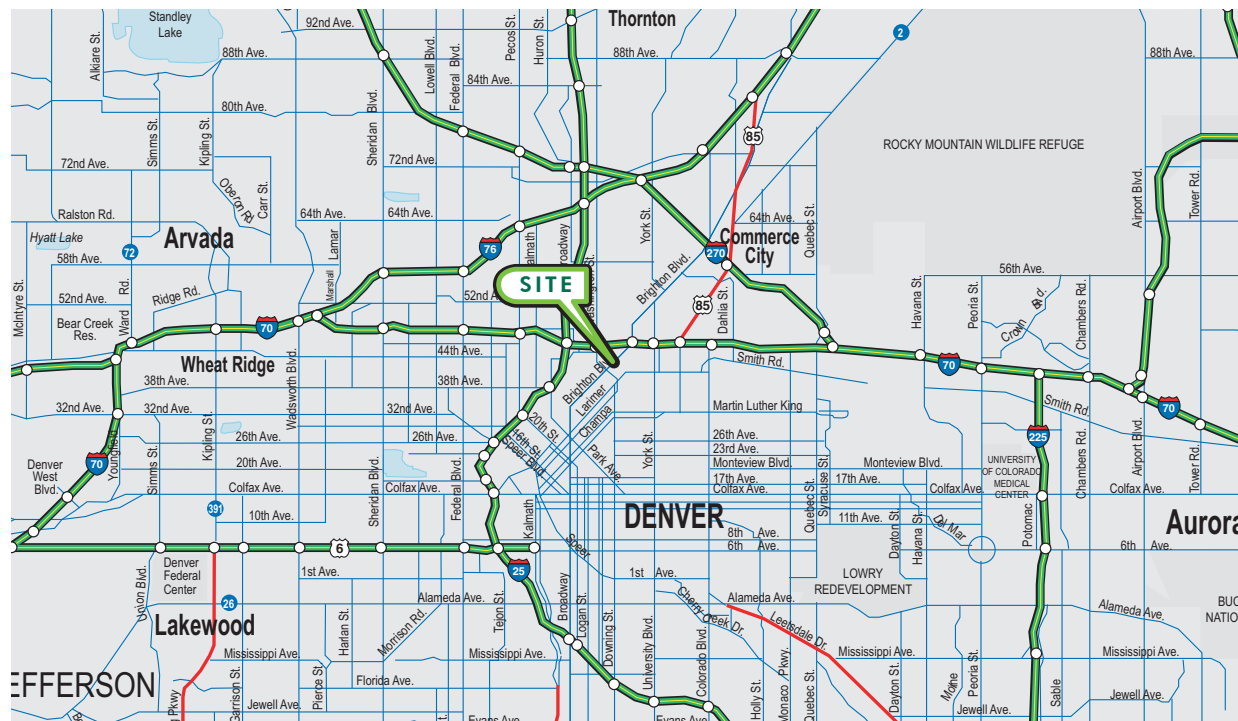
DENVER, COLORADO 80216



FOR MORE
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RINO REDEVELOPMENT



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LOCATION: 4201 Brighton Boulevard | Denver, CO 80216

EXISTING BUILDINGS:

- 4201 Brighton Boulevard: 14,140 SF
- 4221 Brighton Boulevard: 7,890 SF
- 4211 Brighton Boulevard: 3,200 SF
- 4203 Brighton Boulevard: 11,191 SF

SITE SIZE: 2.92 acre site

PRICE: \$6,000,000 (\$47.00/SF land price)

ZONING: I-A

TAXES: \$29,058.24

FEATURES:

- Barrel roof
- Prime redevelopment location in the heart of RINO market
- 5 minute walk to 38th and Blake Street
- Skylights
- Fire Sprinkler System
- Drive In/Dock High Loading



LAND/
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Building Improvements

Address	Size/SF	YOC	Office	Construction	Comment
4201 Brighton Blvd.	14,140	1941	15%	Masonry	Office/Warehouse 13' clear span barrel roof Heavy power 200 SF mezzanine Mixed HVAC & space heating Fire sprinklers
4211 Brighton Blvd.	3,200	1973	3%	Metal	Service garage 15' clear span 4 overhead doors with 3 drive thrus HVAC Radiant space heat
4221 Brighton Blvd.	7,890	1945	16%	Masonry	Warehouse/Manufacturing/Retail 13' clear span barrel roof 3 drive-in doors Mixed HVAC and space heaters 250 amp service 2,775 SF mezzanine
4203 Brighton Blvd. (rear)	11,191	1946	0%	Masonry	Unheated storage warehouse Minimal electrical & lighting 12'+ clear span



4201 Brighton Blvd.



4221 Brighton Blvd.



4211 Brighton Blvd.

