

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

BRIGHTON INDUSTRIAL LAND FOR SALE

12235 Oakland St., Brighton, CO 80516



www.FullerRE.com

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| | |
|-------------------|--------------------------------------|
| FOR SALE: | \$1,650,000 (\$4.25/SF) |
| Land Size: | 8.9± Acres |
| Zoning: | I-1 (City of Brighton Zoning & Uses) |
| Taxes: | \$1,962.70 (2020) |
| Mill Levy: | 102.41 |
| Utilities: | See below* |

*United power has existing 3P electric facilities running along the west side of Oakland Street, MWRD is installing a new sanitary line along the southern property line and can be accessed through Brighton development process, Gas is provided by XCEL.

Industrial land (I-1) located in Brighton, CO provides an opportunity to develop your building and have easy access to E-470, Highway 85 and Interstate 76. Outdoor storage is allowed in the I-1 district if owner meets the criteria for storage area to building size ratio and it must be screened. Seller financing is possible.



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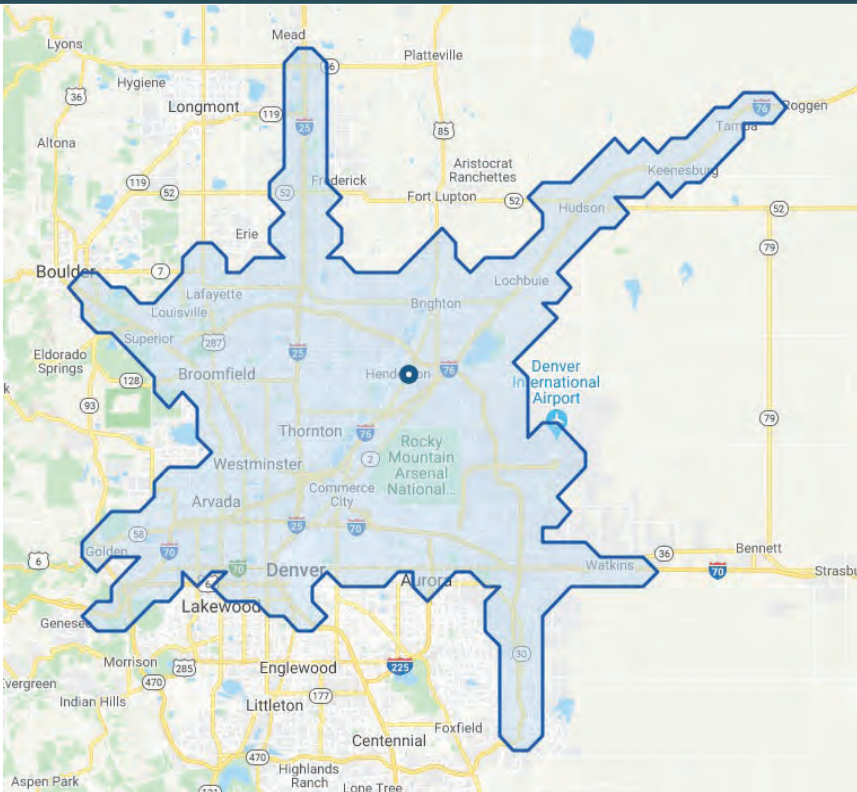
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30-Minute Drive From 12235 Oakland St.



BBDD
BUILDINGS BY DESIGN
GENERAL CONTRACTORS

RIDGETOP
ENGINEERING & CONSULTING
541 E. Garden Drive, Suite 110, Windsor, CO 80550 | T: (303) 663-4552 | W: ridgetopeng.com

NOTES:
SITE: ± 8.90 ACRES
ZONING: I-1 (INDUSTRIAL)
DRIVE ANGLES: 24° - 30°
PARKING STALLS: 9' x 20'

12235 OAKLAND STREET
BRIGHTON, COLORADO
SCHEMATIC SITE PLAN

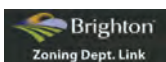
EXHIBIT A
08/25/2020
SCALE: 1" = 100'

Brighton Zoning Districts:

I-1 - Light Industrial:

The I-1 district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won't have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.

Visit Zoning Website



Relationship to Comprehensive Plan:

General application in industrial areas, and limited application on the edges of Mixed-use Community Centers or Mixed-use Regional Centers.

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



Population 24,677 110,536 450,807



Households 8,029 36,889 152,930



Median Income \$99,578 \$95,646 \$76,231



Median Age 33.90 34.30 33.80



Traffic 3,759 @ Oakland & 124th, 36,390 on Hwy 85

