

## Property Details

CONTROL: Exclusive  
VALUE: \$1,350,000  
LOAN: \$0  
EQUITY: \$1,350,000

TITLE: Vacant New Industrial Building  
TYPE: Industrial  
HAVE: Light Industrial Flex Building located on a 1.63-acre lot, this versatile building features 16-foot ceilings, two garages with 12'x14' overhead doors, dual electrical meters, a 1000-gallon septic system, two 1000-gallon propane tanks, two HVAC systems, and  
WEBSITE URL: <https://bit.ly/15181ShadowWood>  
ADDRESS: 15181 Shadow Wood Street, Brighton, Colorado  
BENEFITS TO NEW OWNER: Close proximity to US85 and I-76. Seller financing.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



BENEFITS SOUGHT: Value add or income producing properties in Brighton, CO or Plano, TX (and surrounding areas).

MOTIVATION: Owner moved to Plano, TX

CAN ADD: Seller could offer general contracting services to customize building for Buyers specific use.

REMARKS: Final certificate of occupancy on hold to provide versatility of use and installation of fire suppression system.

OWNER: Individual

COUNSELOR: Ramon Bargas  
3550 West 38th Ave. Ste. #20  
Denver, Colorado, 80211  
Phone: 720-234-5134  
Cell: 720-234-5134  
Email: [Ramon@razrgroup.com](mailto:Ramon@razrgroup.com)