

## 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, an

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

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