



<b>AVAILABLE SF:</b>	2,400/SF
<b>LEASE RATE:</b>	\$16.75-\$17.75/SF
<b>LEASE TYPE:</b>	Modified Gross
<b>CITY:</b>	Lakewood
<b>COUNTY:</b>	Jefferson
<b>BLDG USE:</b>	Ind/Automotive
<b>YR BUILT:</b>	1949
<b>BLDG SF:</b>	2,400/SF
<b>ZONING:</b>	M-G-S
<b>LOADING:</b>	Drive-In
<b>CLEAR HEIGHT:</b>	8'9"-9'1"

## PROPERTY OVERVIEW

1460 Brentwood St is a well-maintained auto service and repair warehouse located in Lakewood, Colorado. Originally built in 1949, the building is in excellent condition and is well-suited for automotive service, repair, or similar uses. The layout includes one small private office and a restroom, with the remainder of the building configured as open warehouse/service space, enabling efficient vehicle flow and flexible equipment placement.

The property features an approximately 8' x 10' interior drive-in door, providing direct vehicle access into the service area. The building's construction, condition, and assessor classification support automotive use, making it a functional and straightforward space for operators seeking minimal build-out and immediate usability.

The property is located in Lakewood at the intersection of West Colfax Avenue and Brentwood Street, just north of U.S. Highway 6. This location offers strong access to west Denver and the surrounding Jefferson County trade area, with convenient connections to major east-west corridors and nearby commercial services that support automotive- and service-oriented businesses.

## PROPERTY HIGHLIGHTS

- Auto Service & Repair Use – Assessor-classified automotive service garage.
- 8' x 10' Drive-In Door – Direct vehicle access to the interior workspace.
- Open Service Layout – Efficient, flexible floor plan for automotive operations.
- Excellent Condition – Well cared for building with solid masonry construction.
- Modified Gross Lease – Predictable rent structure at \$3,350/month.



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