

Brighton Organic Greenhouses

486,000 Sq Ft

Adams County, CO

\$9,000,000



HAYDEN  OUTDOORS.

Brighton Organic Greenhouses

TOTAL ACRES:
486,000 Sq Ft

PRICE:
\$9,000,000

COUNTY:
Adams County

CLOSEST TOWN:
Brighton, CO



Presented by



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HAYDEN OUTDOORS.
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Property Summary

An incredible opportunity to own a 100% leased, high production, 486,000 square foot greenhouse facility strategically located north of the greater Denver metro area. Secured by a long term ground lease, the Brighton Organic Greenhouses is an institutional quality facility with a significant income stream and future development potential. This asset is uniquely positioned to meet the future needs of the Rocky Mountain Region.



Activities & Amenities

Development Potential
Farm/Crops/Ag
Income Producing

Land Details

Address: 15000 Picadilly Rd.,
Brighton, Colorado 80603, USA

Closest Town: Brighton

Total Acres: 30.00

Leased Acres: 30.00

Zoning: A-1

Elevation: 4984

Topography: Level

Vegetation: no

Include Business? Yes

Estimated Income: \$350,000

Income Type: Rent

Source of lot size: Other

Building Details

Basement: None

Outbuildings: 8

Types of Outbuildings: Greenhouses

Other Improvements: Working
Facilities, Storage, Water Tanks

Cooling Systems: Evaporative Cooler

Heating Systems: Forced Air

Foundations: Concrete perimeter,
sand growing area

Waterfront Features: 10 acre
feet annual well water

Exterior Features:

Double poly opaque roof

Galcom Monitoring System for water,
fertilization, lights, climate control

Water filtration and RO system

Evaporative cooling wet wall

LED lighting

Central drive-in loading bays

15' center height



Land

Located 1.5 miles from Brighton, CO and within the 298+/- acre Rock Family Farm at an elevation of 4,984 feet, the Greenhouses operate under a long term ground lease with the Farm which provides access to water, utilities and common areas. Four generations of the Rock Family have operated the Farm producing alfalfa, hay and other crops. Their land stewardship is a valuable asset to the Greenhouses.

Improvements

The Greenhouses span approximately 486,000 square-feet across eight different structures which range in size from approx. 35,000 square feet to 65,000 square feet. Six of the Greenhouses have two separated growing areas divided by a central drive-in loading and storage bay providing a dedicated space for harvesting. Each Greenhouse is monitored with a central Galcon system which controls water, fertilization, and climate control. The opaque, two-layer poly roof has an air pocket to retain heat and reduce condensation.



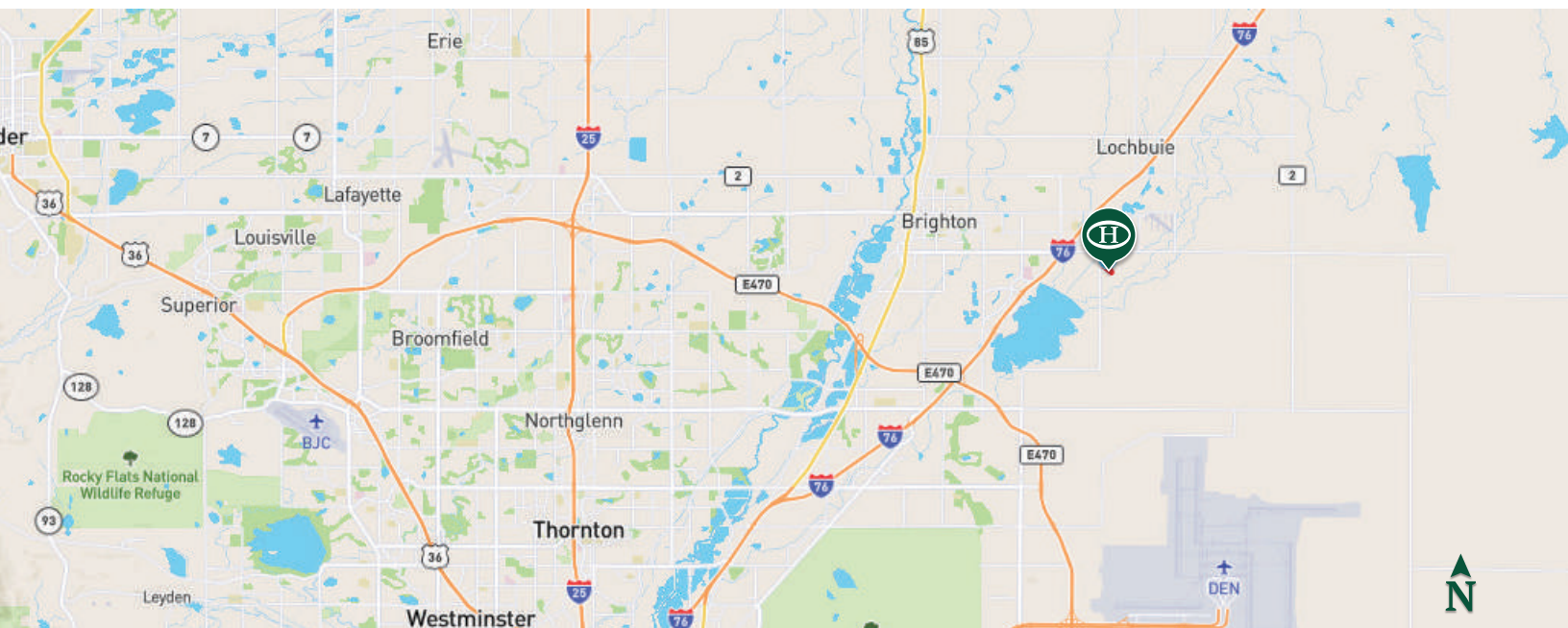




BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Agriculture

Year round climate controlled growing is provided by the Greenhouses efficient design and operation facilities. Access to 10 acre feet of well water per Greenhouse, monitored fertilization and 486,000 sf of greenhouse space provides users an institutional turnkey operation.

General Operations

Eight Greenhouses For Sale:

- 486,000 square feet of nursery/greenhouse space
- One – 36,000 square-foot nursery/greenhouse, a multi-purpose facility, office and conference room
- Seven – 58,426 – 65,00 square-foot nursery/greenhouses – built within last ten years
- Greenhouse Ground Lease is up to seventy 70 years (30 yr initial term, plus four 10 year options)
- Greenhouse Ground Lease includes ROFR to purchase the Farm
- Greenhouses are 100% leased to credit user through August 2027
- Greenhouse annual rent generates approximately \$350,000+/- net revenue

Location

Located 1.5 miles South of Brighton, Colorado, this property is strategically located in a growth corridor with nearby services and amenities. The location is an optimal one mile from Interstate 76, 15 minutes to Denver International Airport and 20 minutes to Interstates 70 and 25 providing quick distribution access to the greater Denver area.







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser’s ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”



“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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