

# FOR SALE OR LEASE

NEW 7,500 SF ON 12+ ACRES  
NORTHEAST I-2 INDUSTRIAL SITE

11380 East Highway 2 – Unincorporated Adams County, Colorado 80022



**Building Size:** 7,500 SF

**Loading:** 3 Drive Thru Bays –  
6 12'x16' Doors

**Site Size:** 12+ Acres

**County:** Unincorp. Adams

**Zoning:** I-2

**Lease Rate:** \$20 / SF Month NNN

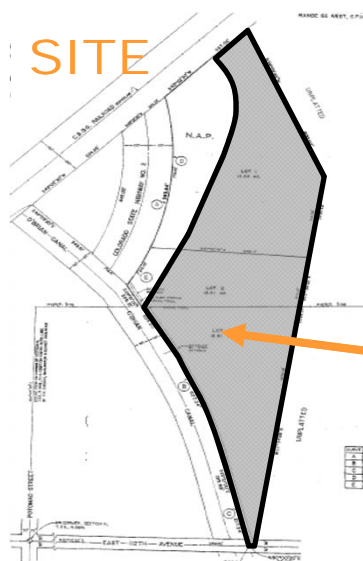
**Sale Price:** \$1,750,000

**Expenses:** \$1.67 / SF

**OUTSIDE STORAGE!**

## Features

- ± 12 Acres of Paving/Road Base (20 Gross Acres)
- NEW 7,500 SF Maintenance Building
- Offices to Suit
- Fenced Site with Electric Gate
- Fire Protection, Yard, Lighting
- Excellent I-76 Interchange Access, Near E-470



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION  
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