

# FOR SALE

## 3.492 ACRE INDUSTRIAL LAND SITE



### I-25 Business Park

NEC I-25 & Hwy 66 | Unincorporated Weld County, CO

#### Overview:

One of the last remaining sites available within the I-25 Business Park located at the Northeast corner of I-25 & Colorado HWY 66 in Unincorporated Weld County.

**Available:** 3.492

**Zoning:** I-3 Heavy Industrial  
C-3 Commercial

**Sale Price:** \$3.75/ SF



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION  
1336 Glenarm Place | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

**Rob Lockhart**  
rob@ringsbyrealty.com  
(303) 892-0122

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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**3.492 ACRE  
INDUSTRIAL LAND SITE**

## I-25 Business Park

NEC I-25 & Hwy 66 | Unincorporated Weld County, CO

| Lot #        | Acres        | Square Footage | \$/SF         | Asking Price     |
|--------------|--------------|----------------|---------------|------------------|
| Lot 1        | 7.421        | 323,858        | \$3.75        | \$1,212,218      |
| Lot 2        | 5.797        | 252,177        | \$2.75        | \$694,422        |
| Lot 3        | 6.920        | 194,713        | \$2.75        | \$535,461        |
| Lot 4        | 4.494        | 195,758        | \$2.75        | \$48,449         |
| Lot 5        | 4.922        | 174,402        | \$1.63        | \$349,475        |
| Lot 11       | 5.543        | 241,453        | \$2.75        | \$663,966        |
| <b>Lot 9</b> | <b>3.492</b> | <b>152,112</b> | <b>\$3.75</b> | <b>\$570,400</b> |

**SOLD**



### Features:

- Located in established business park
- Utilities and access to the site
- Oil and Gas Area

### Property Highlights:

- Heavy industrial I-3 zoning
- C-3 Commercial
- Numerous Allowable Uses



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