



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SALE

**2425 W. I-25 Frontage Road
Erie / Unincorporated Weld County, CO**



**9,600 SF Industrial Building
+ 1,260 SF Office on
19.68 Acres**

Sale Price: \$5,650,000

PROPERTY FEATURES:

- GREAT VISIBILITY & ACCESS TO I-25
- EXCESS YARD THAT ALLOWS FOR OUTSIDE STORAGE
- 5 LARGE DRIVE-IN DOORS
- DRIVE-THRU CAPABILITY



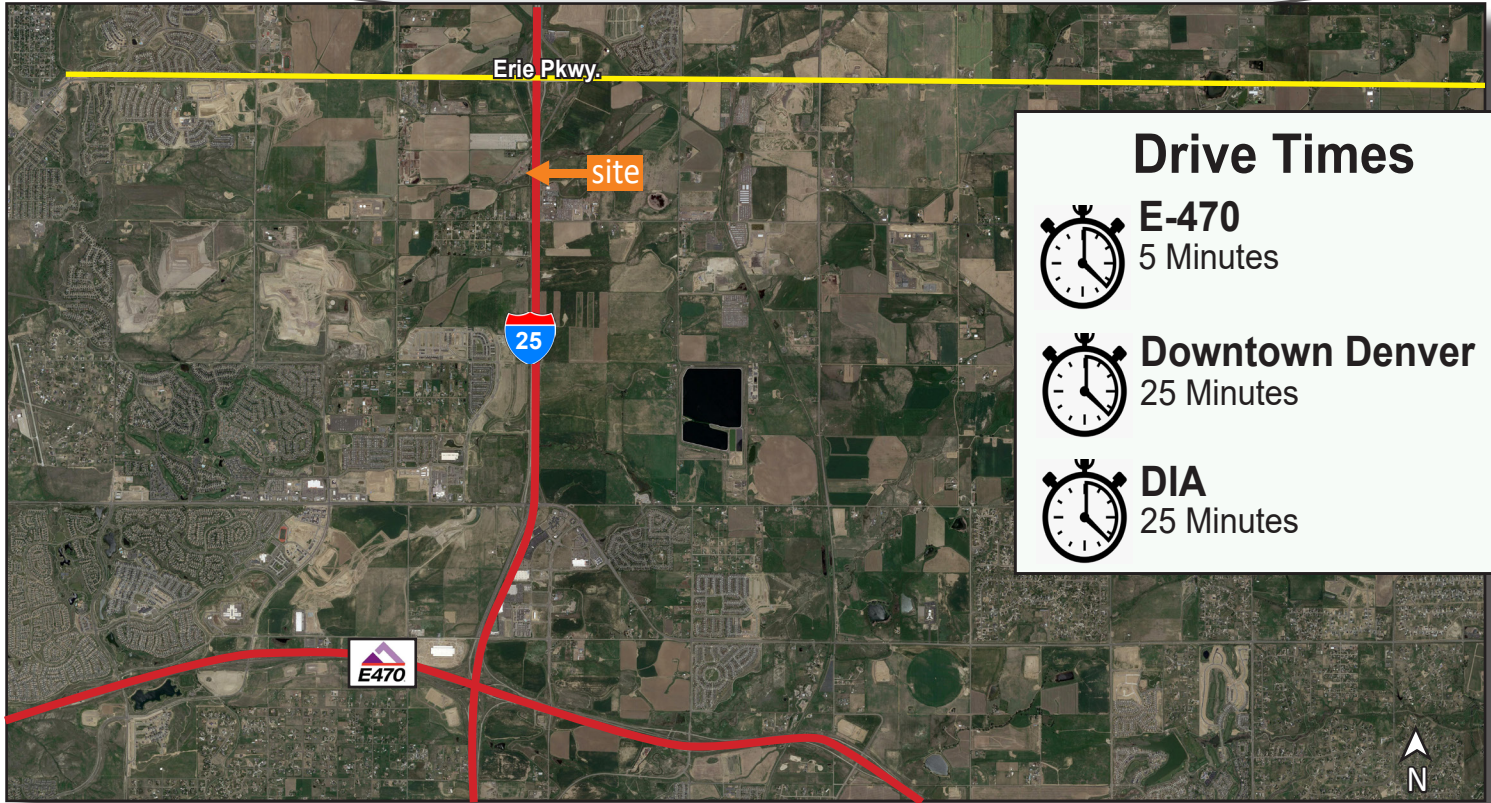
Combined SF: (according to County records)	Warehouse: 9,600 SF
	Office: 1,260 SF
	Total: 10,860 SF
Site Size:	19.68 Acres
County:	Uncorporated Weld
Zoning:	Potential I-3
Loading:	(5) 12' x 16' (Drive-In Doors)
Clear Height:	18'
Taxes (2022):	\$41,513.36
Sale Price:	\$5,650,000



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Drive Times



E-470
5 Minutes



Downtown Denver
25 Minutes



DIA
25 Minutes



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1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Brian Wilkes

brian@ringsbyrealty.com
(303) 892-0112

Tim Gilchrist

tim@ringsbyrealty.com
(303) 991-3821