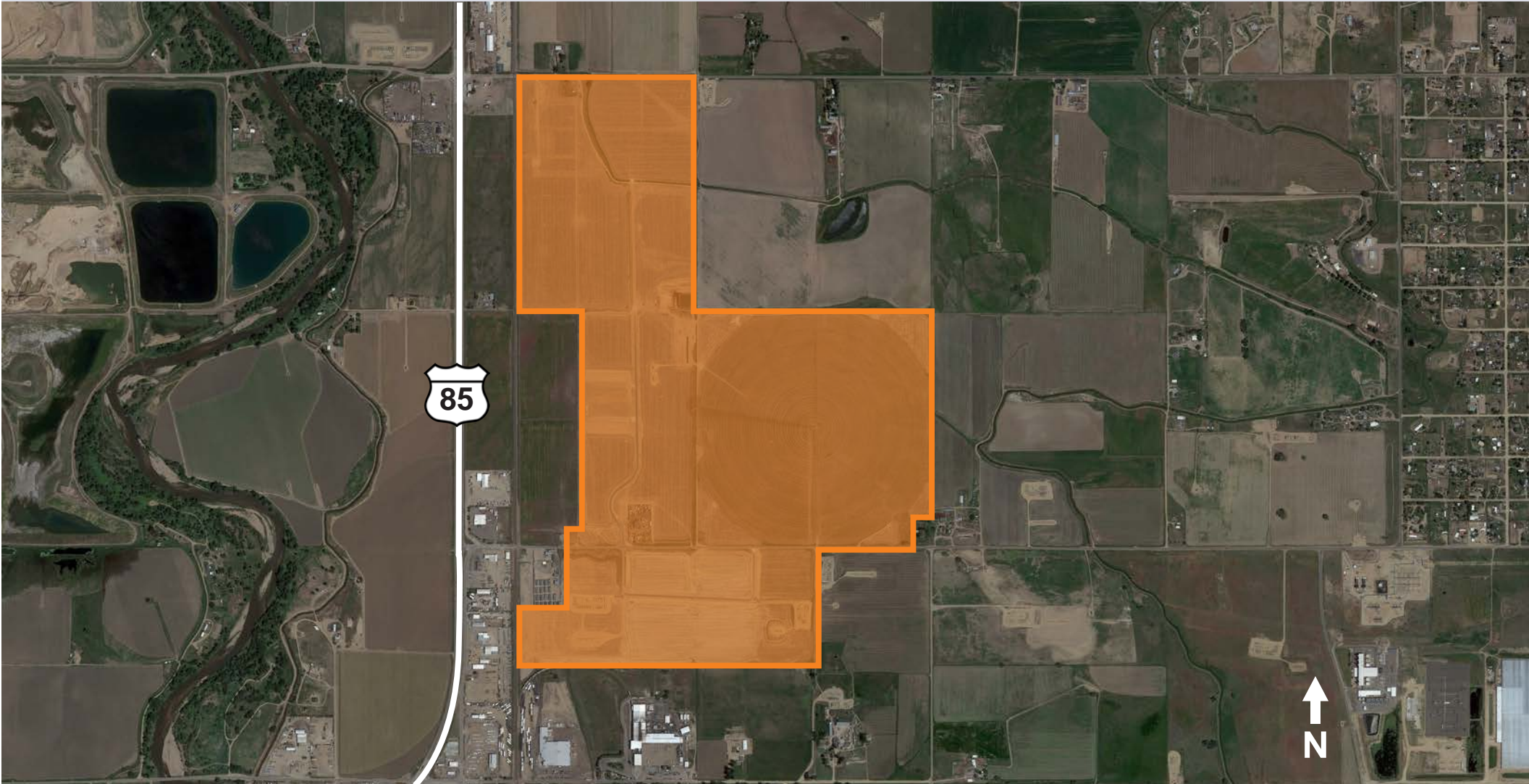




NORTHLAND BUSINESS PARK INDUSTRIAL LAND OPPORTUNITY

Fort Lupton, CO 80621

LOCAL EXPERTS.
INDUSTRIAL STRENGTH.



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

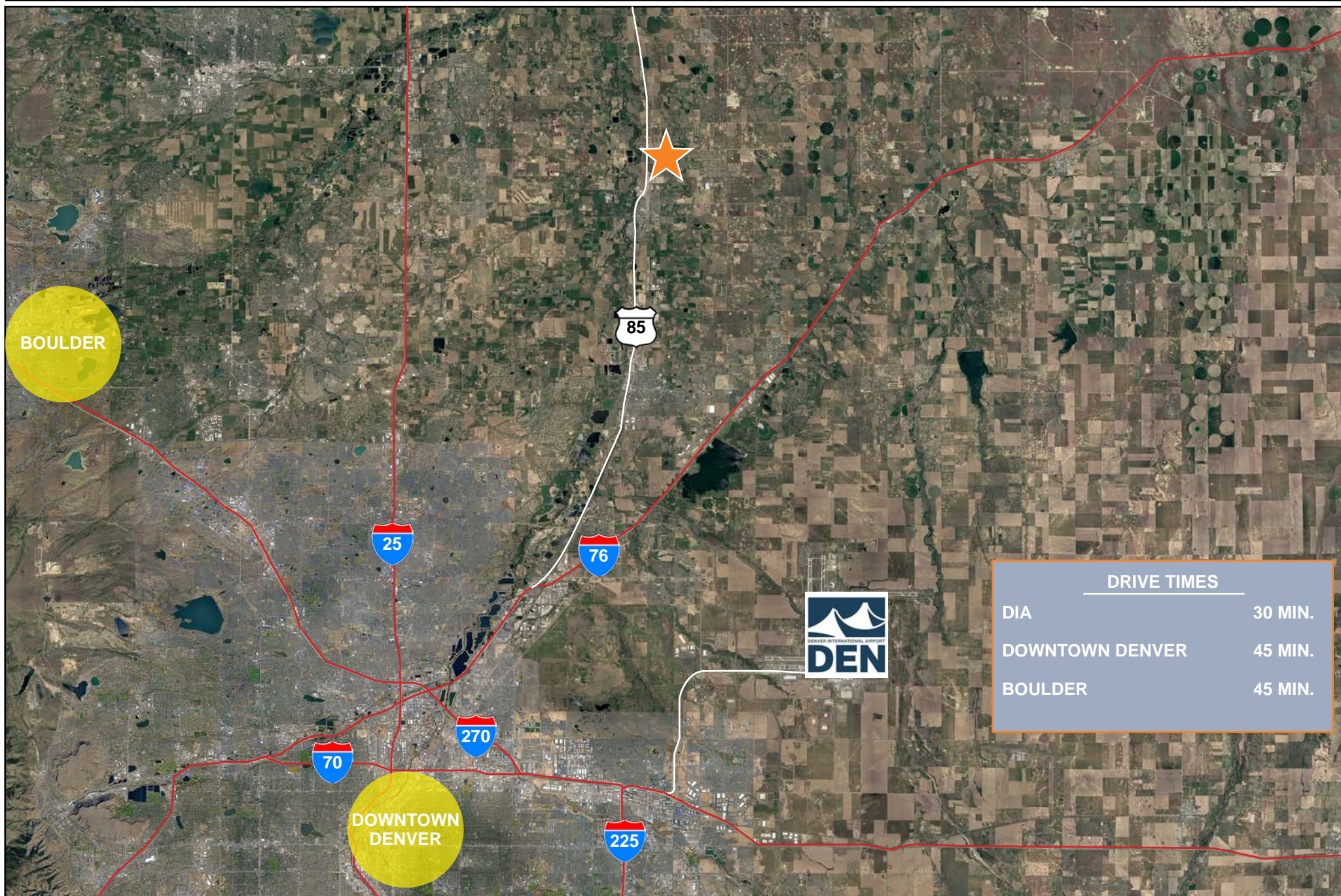
Jake Cook

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(303) 892-0118

Tom Myers

tom@ringsbyrealty.com
(303) 892-0115

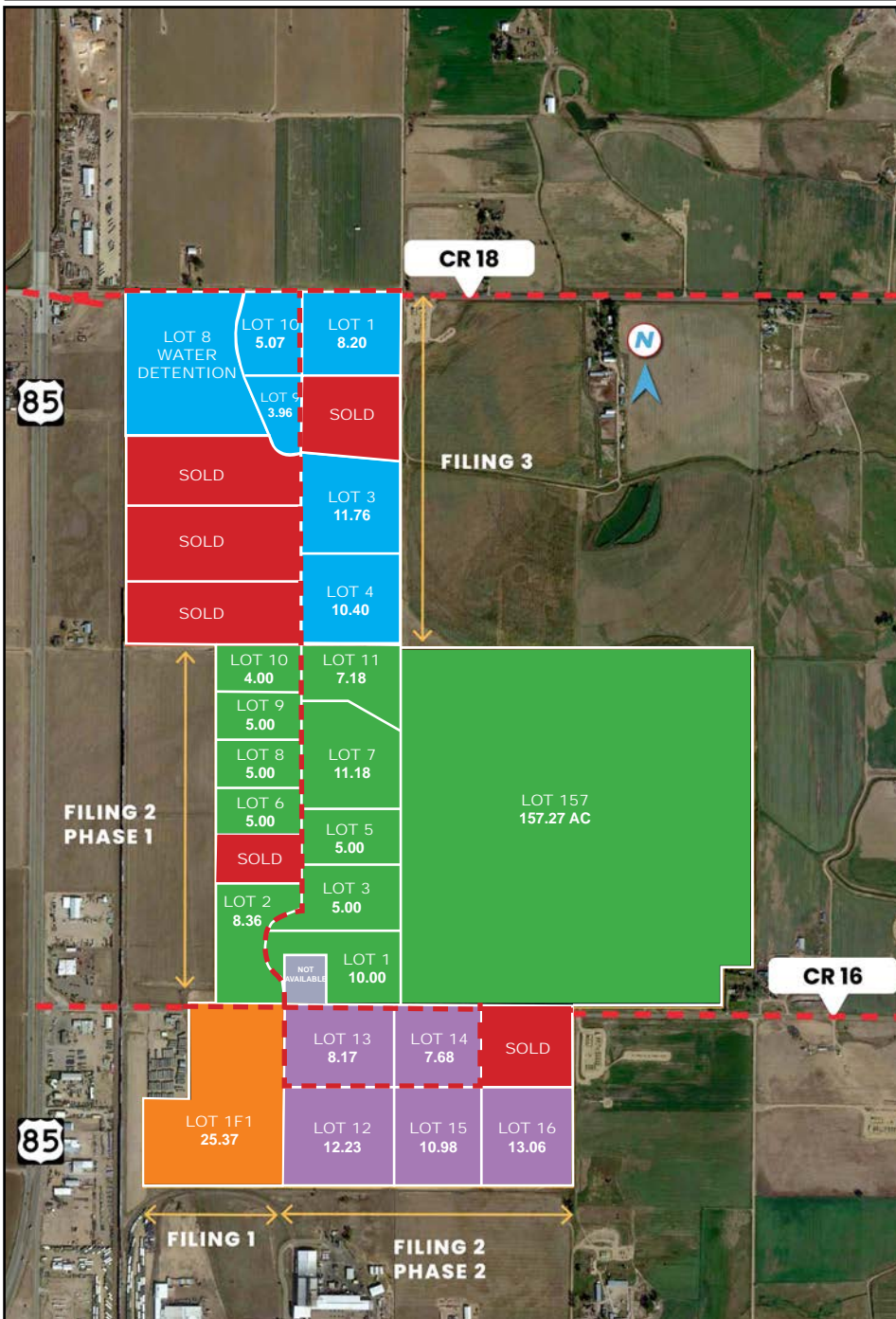
LOCATION OVERVIEW



NORTHLAND BUSINESS PARK, FORT LUPTON, CO

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PROPERTY DETAILS



FILING 3

LOT	ACRES	ASKING PRICE
1	8.20	\$1,250,000
2	8.89	SOLD
3	11.76	\$1,536,796
4	10.40	\$1,360,000
5	12.08	SOLD
6	14.52	SOLD
7	12.62	SOLD
8	15.08	WATER DETENTION
9	3.96	\$696,000
10	5.07	\$871,000

FILING 2 | PHASE 1

LOT	ACRES	ASKING PRICE
1	10.00	\$1,306,800
2	8.36	\$1,002,000
3	5.00	\$765,000
4	5.00	SOLD
5	5.00	\$765,000
6	5.00	\$765,000
7	11.18	\$1,341,000
8	5.00	\$765,000
9	5.00	\$765,000
10	4.00	\$615,000
11	7.18	\$990,000
157-WEST	80.00	
157-EAST	77.29	TBD

FILING 1

LOT	ACRES	ASKING PRICE
1F1	25.37	\$3,050,000

FILING 2 | PHASE 2

LOT	ACRES	ASKING PRICE
12	12.23	\$1,465,000
13	8.17	\$1,245,000
14	7.68	\$1,170,000
15	10.98	\$1,317,000
16	13.06	-

- NOT AVAILABLE

DEVELOPMENT OVERVIEW



9TH ST



Lot Condition

- Shovel ready

Utilities -

- Located into the street in front of each lot
- Power - United Power
- Gas - Xcel Energy
- Water & Sewer - City of Fort Lupton

Outdoor Storage Allowed -

- Yes

Zoning -

- PUD (light and heavy industrial)
- All allowed uses under I-1, I-2, C-1 and C-2 zonings

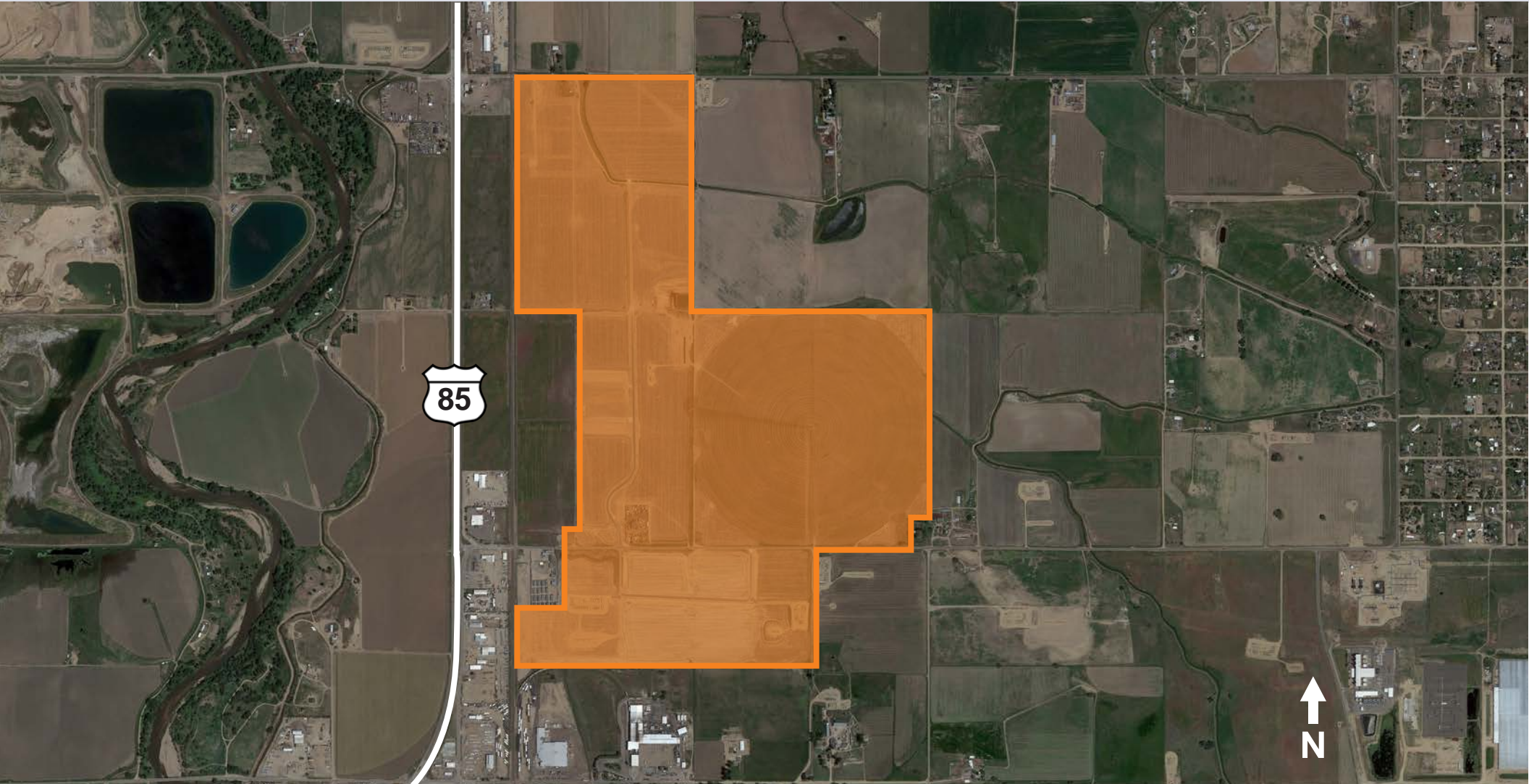




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