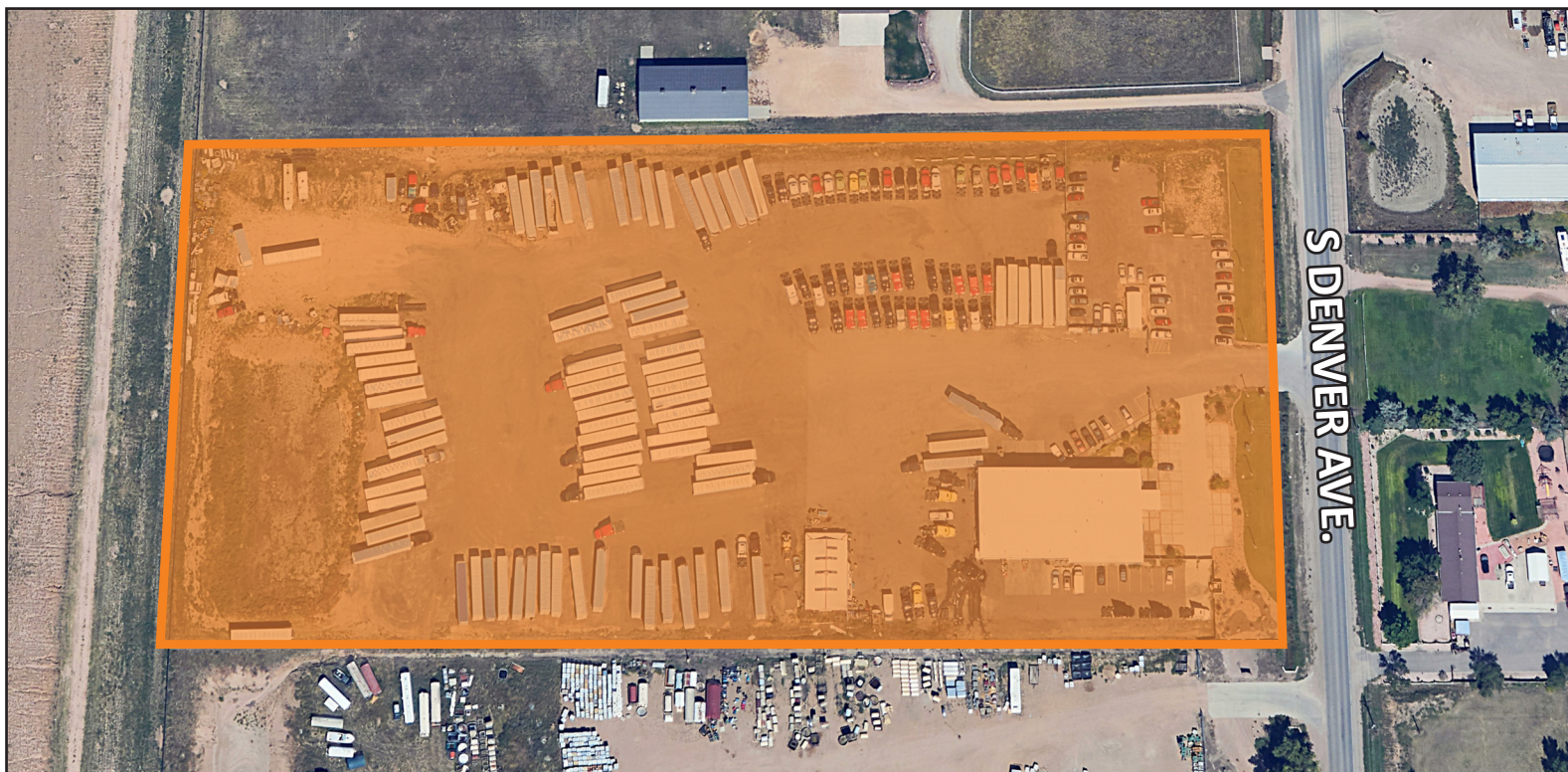




**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL WAREHOUSE W/ 10 AC YARD FOR LEASE

**2183 S Denver Ave.  
Fort Lupton, CO 80621**



## PROPERTY FEATURES:

**Available SF:** 12,050 SF (office/warehouse)

**Lot Size:** 10 AC

**Loading:** 6 oversized drive-in doors  
(14' x 14')

**Clear Height:** 16' - 20'

**Year Built:** 2017

**Zoning:** I-1

**LEASE RATE:** \$32,000/MO NNN

**Expenses:** \$13,500/month

- Updated office build-out
- Zoned for outdoor storage
- Additional shed and maintenance building  
(not included in SF)



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## DRIVE TIMES

HWY 85	<b>5 MINUTES</b>
I-76	<b>13 MINUTES</b>
DIA	<b>25 MINUTES</b>
DOWNTOWN	<b>45 MINUTES</b>



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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