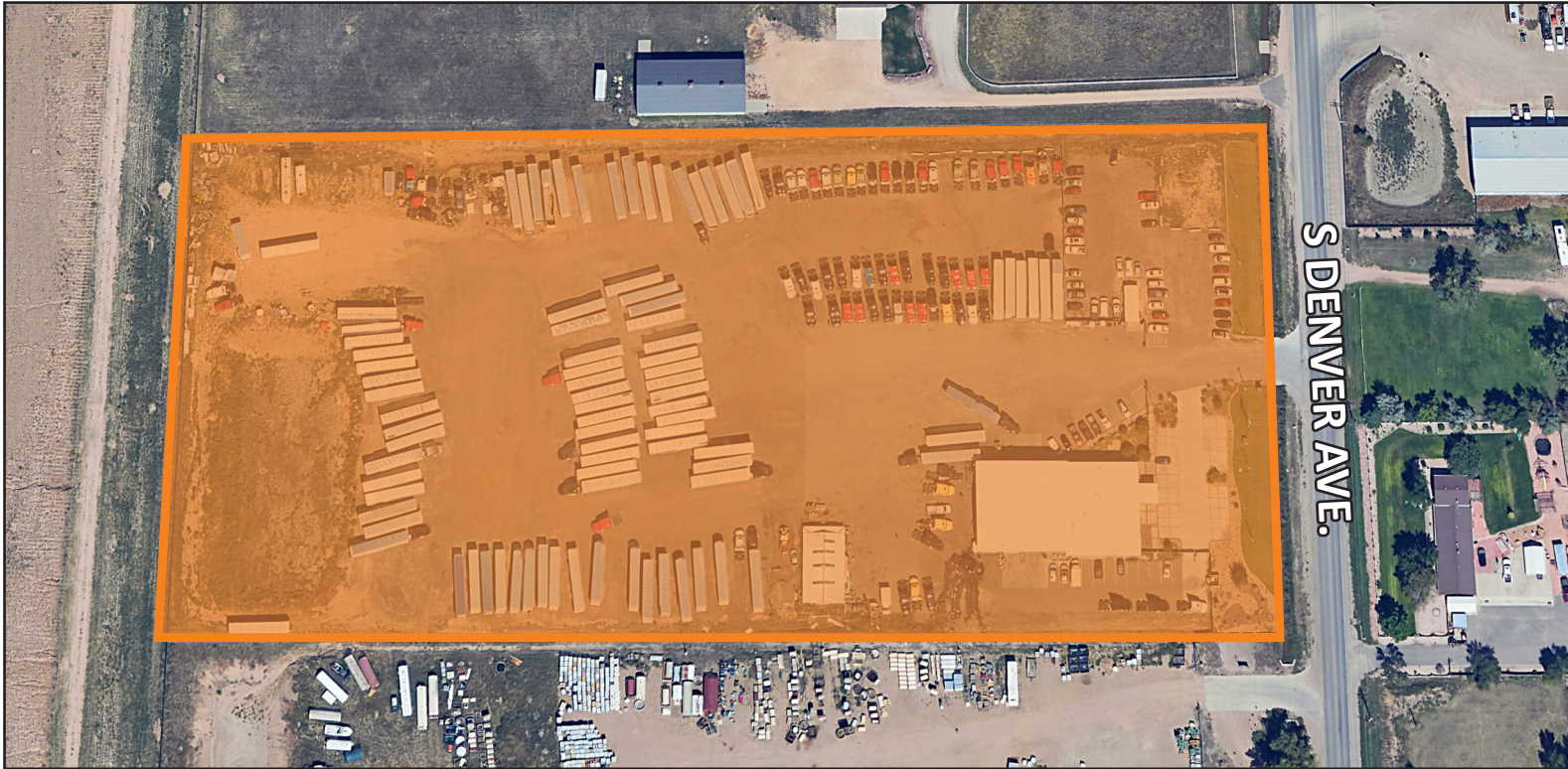




**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL WAREHOUSE W/ 10 AC YARD FOR LEASE OR SALE

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



## PROPERTY FEATURES:

<b>Available:</b>	12,050 SF (office/warehouse)
<b>Lot Size:</b>	10 AC
<b>Loading:</b>	6 oversized drive-in doors (14' x 14')
<b>Clear Height:</b>	16' - 20'
<b>Year Built:</b>	2017
<b>Zoning:</b>	I-1
<b>LEASE RATE:</b>	<b>\$32,000/MO NNN</b>
<b>SALE PRICE:</b>	<b>\$6,995,000</b>
<b>Taxes:</b>	\$86,253

<b>Warehouse:</b>	5,453
<b>Office:</b>	5,452 SF
<b>Out Building 1:</b>	2,250 SF
<b>Out Building 2:</b>	360 SF



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

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**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

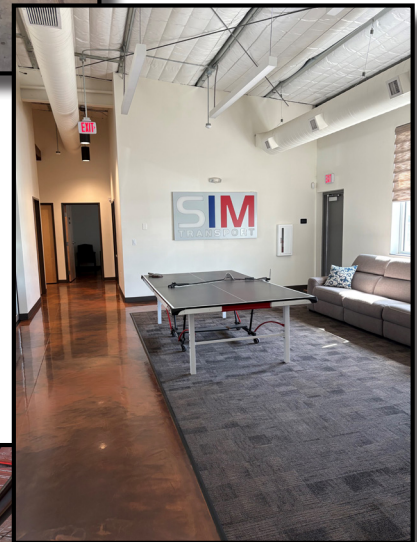
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## DRIVE TIMES

HWY 85	5 MINUTES
I-76	13 MINUTES
DIA	25 MINUTES
DOWNTOWN	45 MINUTES



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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