



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

INDUSTRIAL BUILDINGS W/ YARD FOR SALE

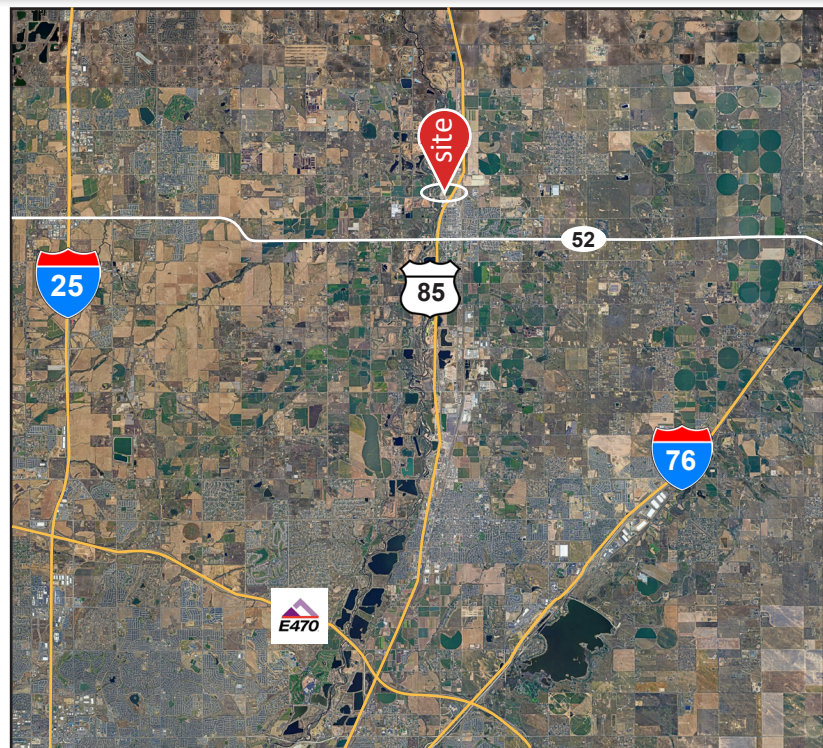
145 14th St.
Fort Lupton, CO 80621



PROPERTY FEATURES:

TOTAL BUILDING SF:	22,963
SITE SIZE:	6.4 AC
CLEAR HEIGHT:	14'-20'
LOADING:	13 OVERSIZED DOORS
POWER:	3-PHASE, 600 AMPS
ZONING:	I-2
SALE PRICE:	\$4,750,000

- Income in place
- Zoned for outdoor storage
- 80' heated wash bay
- City water & sewer





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BUILDING 1:

- Office
- 3,188 SF



BUILDING 2:

- Service Garage
- 3,600 SF
- (3) 14' drive-in doors



BUILDING 3:

- Utility/Shop
- 798 SF
- (1) 10' drive-in door



BUILDING 4:

- Shop/Warehouse
- 15,280 SF
- Wash Bay
- (7) 14' drive-in doors



BUILDING 5:

- Storage/Shop
- 1,032 SF
- (2) 8' drive-in doors

LEASES IN PLACE:

BUILDING 1: 1,000 SF

BUILDING 2: 3,600 SF

- YARD - APPROX 1.5 AC
- LEASE EXPIRES AUG. 2026
- \$7,722.20/MO + UTILITIES



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