



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL BUILDINGS W/ YARD FOR SALE

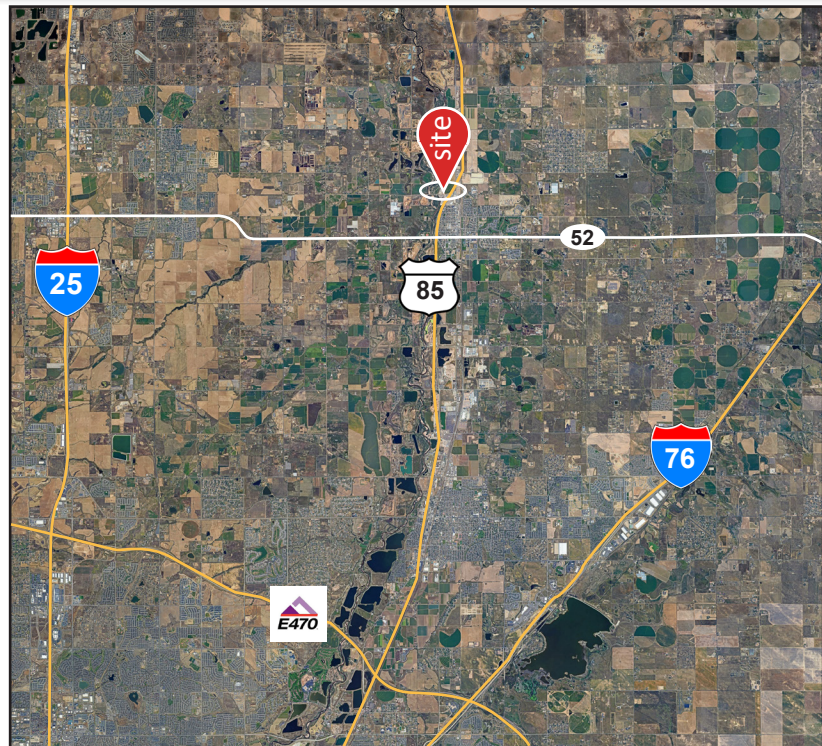
145 14th St.  
Fort Lupton, CO 80621



## 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:	<b>\$4,750,000</b>

- 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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