

465 JONES CT. ERIE, CO

FOR SALE OR BUILD-TO-SUIT
3.18 AC INDUSTRIAL LAND

LOT 1

LOT 2



VIEW DRONE VIDEO

PROPERTY FEATURES

Total Land Area: 3.18 AC

Lot 1: 1.62 AC

Lot 2: 1.56 AC

Zoning: Light Industrial (Erie)

Utilities: In Street

SALE PRICE: \$1,250,000

PERMITTED USES

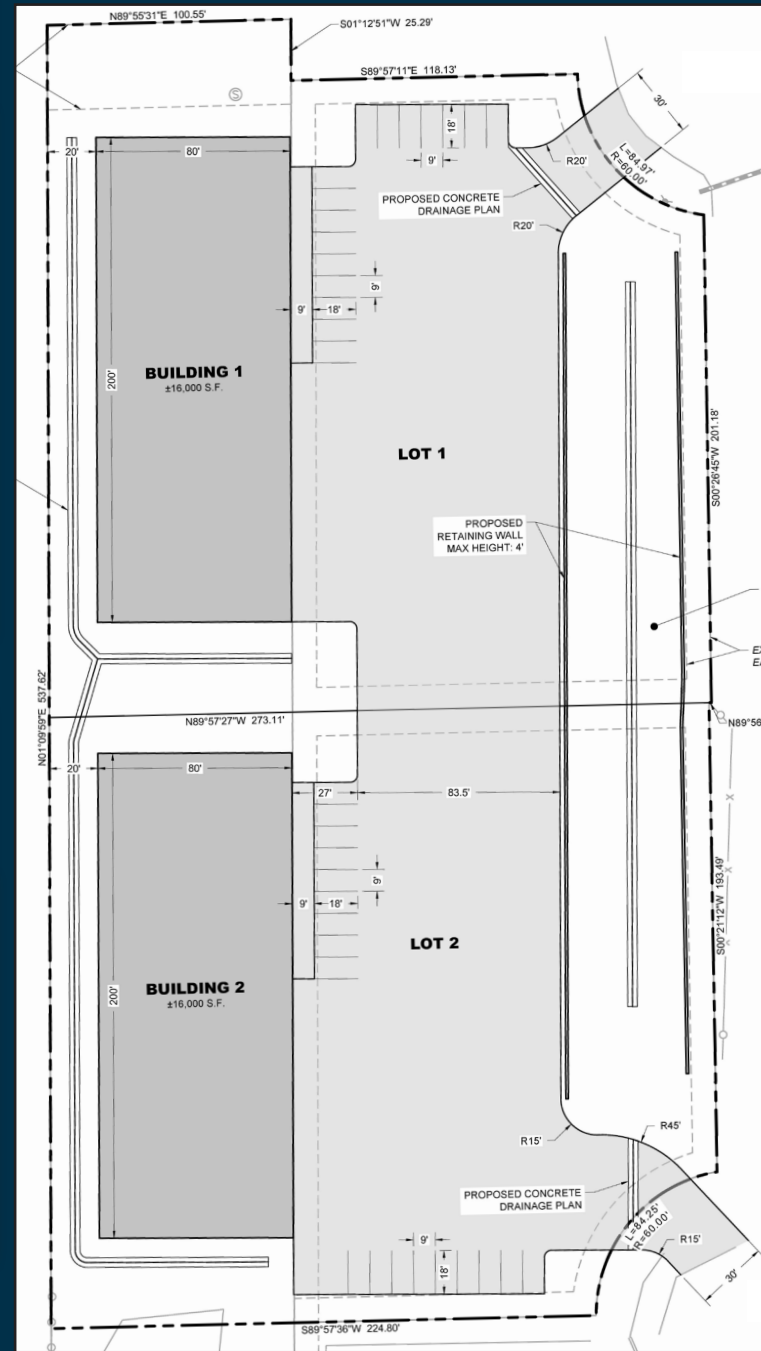
- Warehouse

- Light manufacturing

- R + D

- Outside storage

PRELIMINARY BUILD-TO-SUIT PLAN



BUILDING 1 - LOT 1

- 16,000 SF

- 16 parking spaces

- (2) 16'x16' drive-in doors

- 18'

BUILDING 2 - LOT 2

- 16,000 SF

- 18 parking spaces

- (2) 16'x16' drive-in doors

- 18'

NEIGHBORHOOD HIGHLIGHTS

- Directly across from newly developed residential community
- Clean, modern feel with strong surrounding growth
- Active area with consistent daily activity



DRIVE TIMES	
I-25	9 MINUTES
BOULDER	28 MINUTES
DIA	36 MINUTES

LOCAL EXPERTS. INDUSTRIAL STRENGTH.



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