

**13066 CR 20**  
**FORT LUPTON, CO**

**FOR SALE**  
**17,600 SF**  
**on ~6.4 AC**



# BUILDING FEATURES

**Building:** 17,600 SF

**Office:** 3,400 SF

**Site Size:** 6.4 AC

**Loading:** Six (6) drive-in doors  
- Five (5) at 18'x14'  
- One (1) at 12'x14'

**Zoning:** I-3, unincorporated Weld County

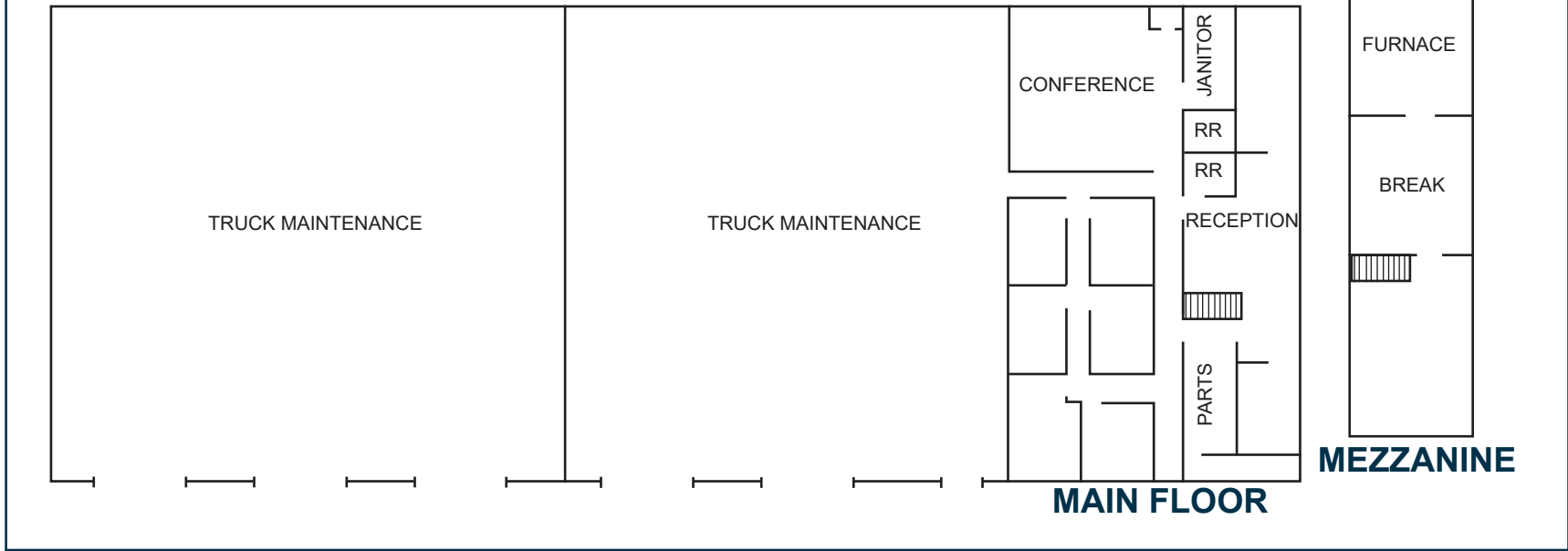
**SALE PRICE:** \$4,500,000



# PROPERTY HIGHLIGHTS

- Fully fenced
- Outdoor storage
- Highway 85 exposure
- Extra-wide loading doors
- Currently leased until Q2 2027, thereafter available for occupancy

# FLOOR PLAN



HWY 85 access

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# LOCATION HIGHLIGHTS

- Direct access to US Highway 85, the Front Range's primary north-south freight corridor
- Midpoint between I-25 and I-76, each approximately 10 miles away
- ~30 miles to Downtown Denver
- ~30 minutes to Denver International Airport



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

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