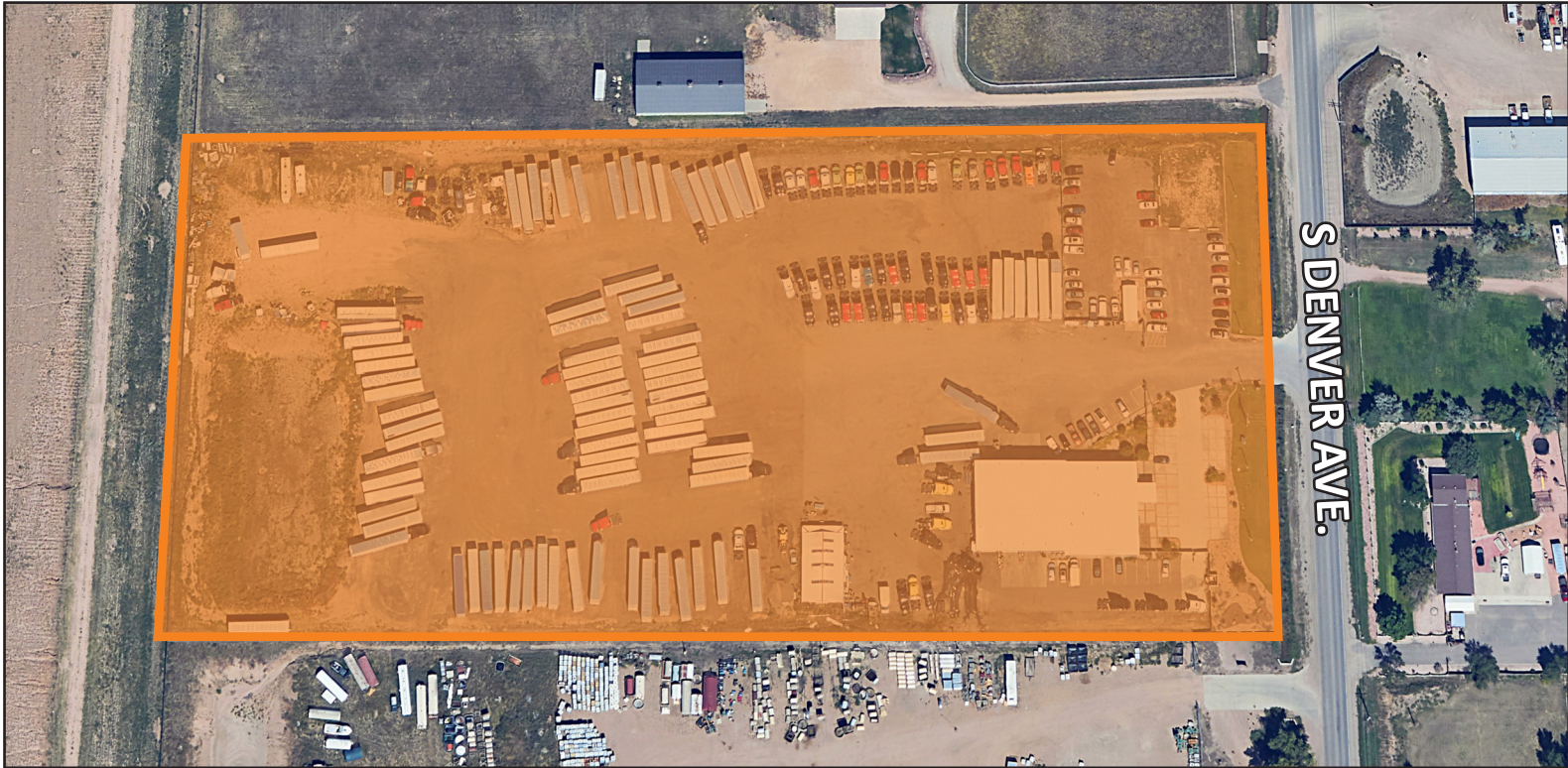




INDUSTRIAL WAREHOUSE W/ 10 AC YARD FOR LEASE

LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

2183 S Denver Ave.
Fort Lupton, CO 80621



PROPERTY FEATURES:

Available SF: 12,050 SF (office/warehouse)

Lot Size: 10 AC

Loading: 6 oversized drive-in doors (14' x 14')

Clear Height: 16' - 20'

Year Built: 2017

Zoning: I-1

LEASE RATE: \$40,000/MO NNN

Expenses: \$6,700/month

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



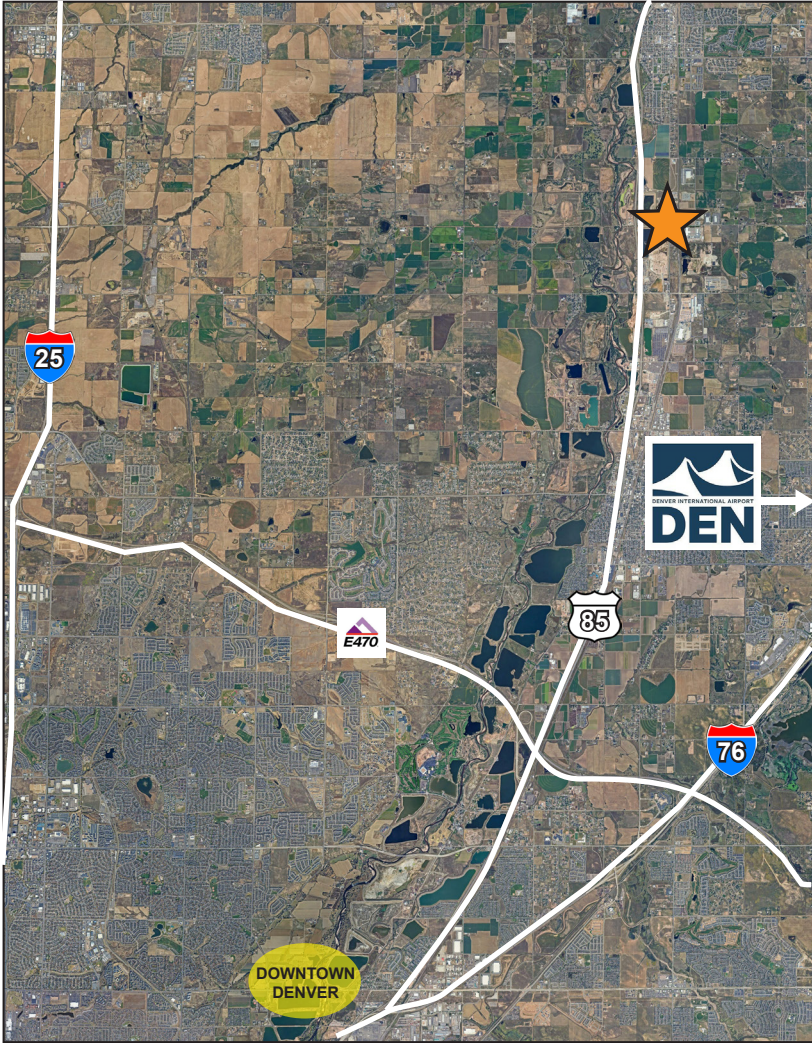
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DRIVE TIMES

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



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