8394 Highway 85, Ft. Lupton

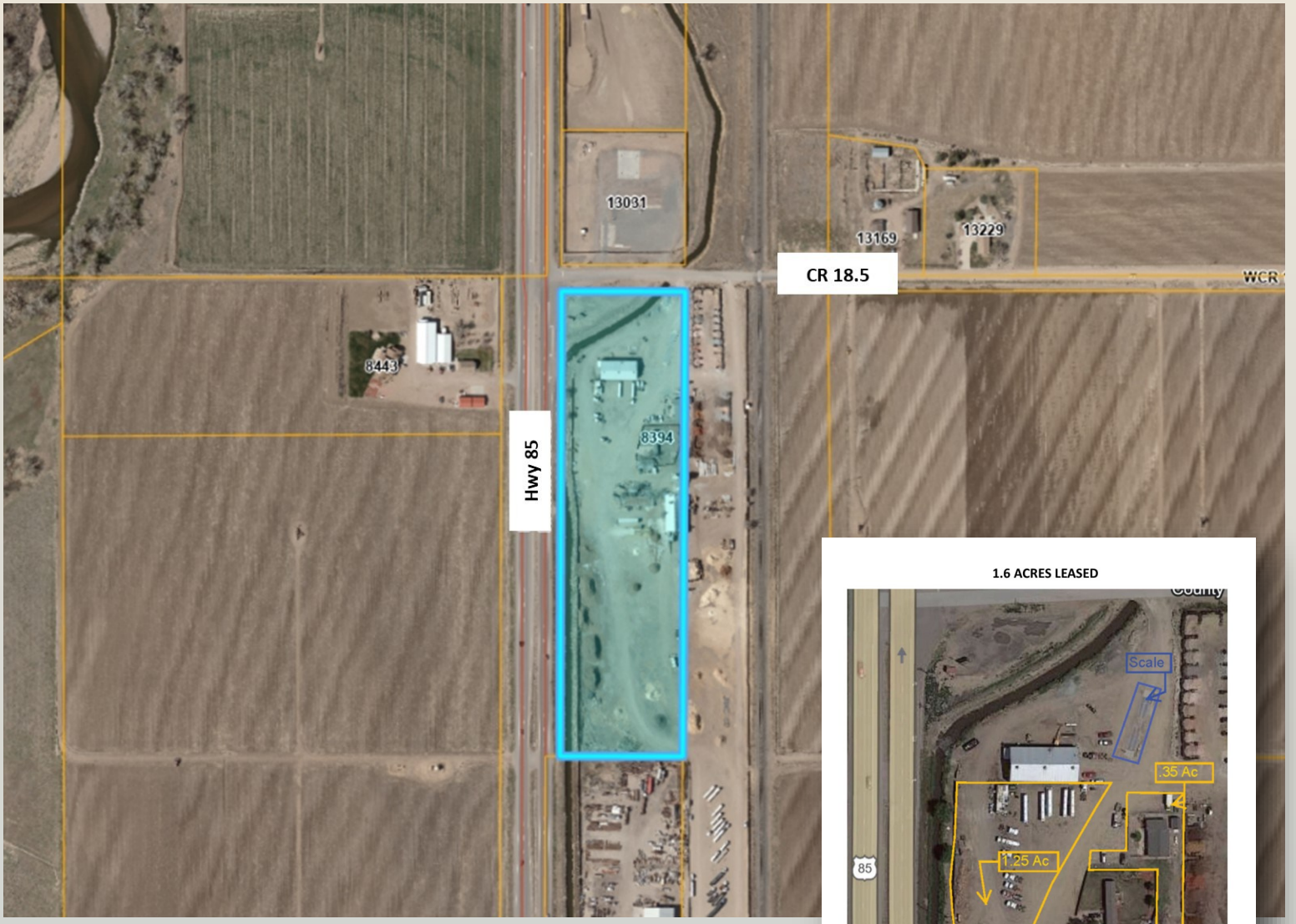
Located two miles north of the Central Business District in Fort Lupton and bound by Hwy 85 on the west, this 9.8-acre I-3 zoned facility is currently being used as a retail landscape supply yard. There are turn lanes in place off Hwy 85 from the north and south and an acceleration lane on southbound Hwy 85. The property would make an excellent truck facility with ample parking. The property features two steel framed, metal-sided shops, one with 100% concrete flooring, they are 5,000 sq ft and 5,360 sq ft. Also included is a 1,600-sf modular office building, a 924-sf single wide manufactured home, a set of 60-ton scales, a commercial woodchipper for raw logs, and a loading/offloading platform/ trailer tipper. The property is next to rail with the potential to lease additional property from the railroad.

-There is a lease in place for 1.6 acres of the property which includes the office and the right to use the scale as needed.
-Wood shaver and bagging equipment are excluded.

RYAN
HOSTETLER
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO
303.883.7080 ***Ryan@Agpros.com***

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



Take Hwy 85 north of Fort Lupton to CR 18 1/2.
Property is on the southeast corner.

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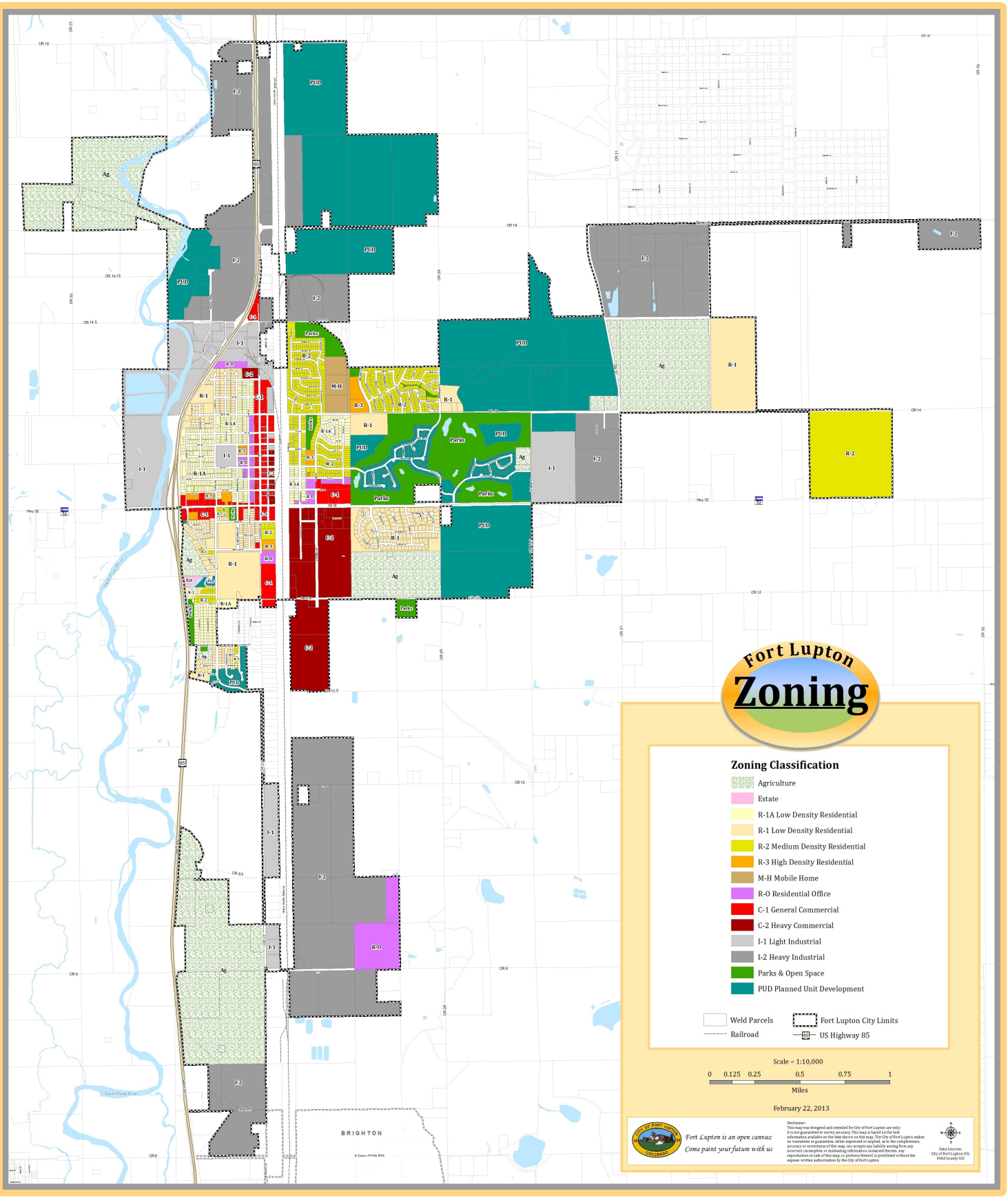
Taxes: $9,074.76/2023

Zoning: Industrial (I-3)

Water: Well Permit #149305

Legals Description: A tract of land located in the North ½ of the SW ¼ of Section 20, Township 2 North, Range 66 West of the 6th P.M. . Identified by Weld County Assessor Parcel No. 130920000039 containing 9.8 acres more or less.

Sales
Office


Fort Lupton
Zoning
Zoning Classification
Agriculture
Estate
R-1A Low Density Residential
R-1 Low Density Residential
R-2 Medium Density Residential
R-3 High Density Residential
M-H Mobile Home
R-O Residential Office
C-1 General Commercial
C-2 Heavy Commercial
I-1 Light Industrial
I-2 Heavy Industrial
Parks & Open Space
PUD Planned Unit Development
Weld Parcels
Fort Lupton City Limits
Railroad
US Highway 85
Scale = 1:10,000
0 0.125 0.25 0.5 0.75 1
Miles
February 22, 2013
Fort Lupton is an open canvas:
Come paint your future with us
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OUR ADDITIONAL SERVICES

Agronomy & Environmental: Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

Consulting: Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

Engineering & Design: Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

Financial & Construction: Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

PR & Legislative: Your advocate at the local, State & Federal level in Colorado and Nevada.

Real Estate: Our in-house brokers are licensed in CO, KS, MT, NE, SD, ID and WY, are dedicated to our clients and take great pride in serving the agricultural community.

Surveying & Geotechnical: Proper due diligence, real estate transactions and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.

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EQUAL HOUSING OPPORTUNITY