	Wa	Bypoint Real estate		
Lease Details		•	Sale Details	
Space Available:	14,034 SF	Building SF:	44,706 SF	
Lease Rate:	\$5.25 / SF NNN	Sale Price:	\$2,637,654	
NNN Rate:	\$1.25 / SF	Price / SF	\$59 / SF	
	Utilities Not Included		SF currently available and 72 SF leased short term	

## 12579 ENERGY ROAD FORT MORGAN, CO 80701

## OWNER USER OPPORTUNITY

FRONT WAREHOUSE BUILDING LOCATED ON INTERSTATE 76

- Industrial Warehouse Includes One 10'x10' Drive-In
- Door and Three 14'x12' Drive-In Doors with 16' Ceiling
- Clear Height & Three Dock High Doors

Shared Lot Size of Approximately 3.2 AcresAppx. 408 Total SF of Office Space

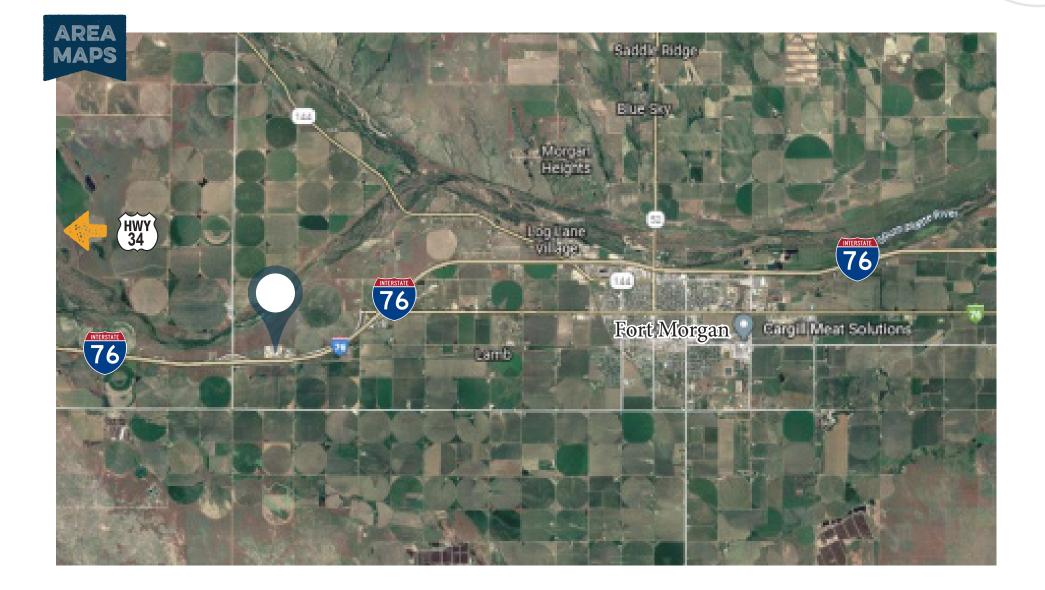
## **PROPERTY PHOTOS**







## 12579 ENERGY ROAD





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