



## Lease Details

Space Available: **14,034 SF**  
Lease Rate: **\$5.25 / SF NNN**  
NNN Rate: **\$1.25 / SF**  
*Utilities Not Included*

## Sale Details

Building SF: **44,706 SF**  
Sale Price: **\$2,637,654**  
Price / SF **\$59 / SF**

*14,034 SF currently available and  
30,672 SF leased short term*

*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 Acres
- Appx. 408 Total SF of Office Space

**12579 ENERGY ROAD  
FORT MORGAN, CO 80701**

**OWNER USER OPPORTUNITY**





# PROPERTY PHOTOS





## AREA MAPS

