



waypoint  
REAL ESTATE

12579 ENERGY ROAD  
FORT MORGAN, CO 80701

Space Available

14,034 SF

Lease Rate

\$6.00 / SF NNN

NNN Rate

\$1.25 / SF

*Utilities Not Included*

FRONT WAREHOUSE BUILDING LOCATED ON INTERSTATE 76

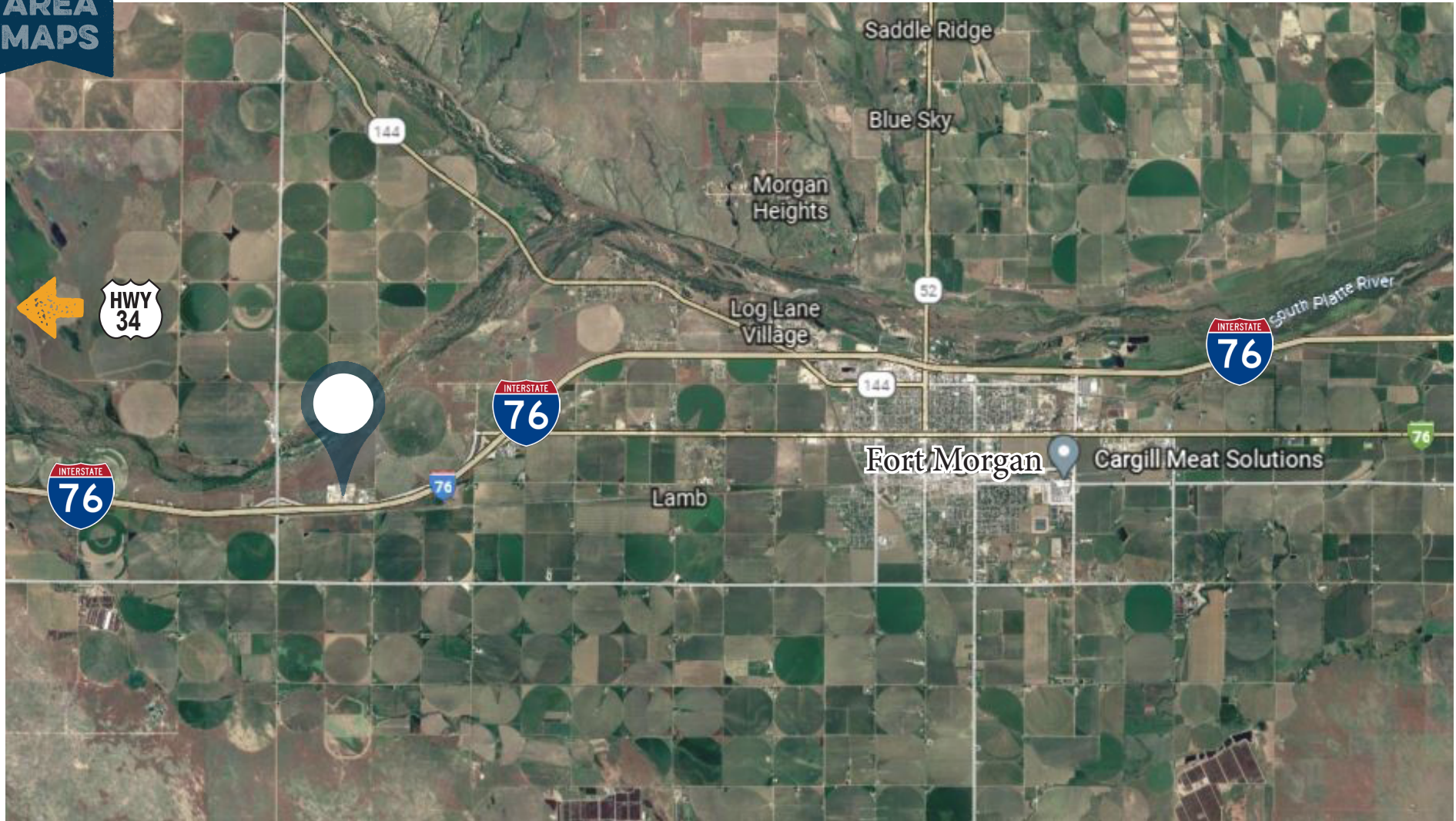
- Industrial Warehouse Includes One 10'x10' Drive-In Door and Two 14'x12' Drive-In Door with 16' Ceiling Clear Height
- Shared Lot Size of Approximately 3.2 Acres
- Approximately 408 Total SF of Office



# PROPERTY PHOTOS



## AREA MAPS



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

