



waypoint
REAL ESTATE

WHEELER
Properties

**1100 DENVER AVE
FORT LUPTON, CO
80621**

Space Available
14,244 SF

Sale Price
\$2,279,040.00

Price / SF
\$160.00/SF

Lease Rate
\$10.00/SF NNN

NNN Rate
\$3.70/SF
Utilities Not Included

LARGE INDUSTRIAL/OFFICE SPACE AVAILABLE IN FORT LUPTON

- Property features 3 industrial buildings with multiple drive-in overhead doors
- Private office space, breakroom area, restrooms and storage space
- Centrally located in Fort Lupton and right off of US Highway 85
- Easy access to Metro Denver and Northern Colorado



PROPERTY FEATURES

Lot Size: 37,491 SF

Zoning: Industrial

Clear Height: 16'

Drive-In Doors: 2 (14') and 7 (10')

Buildings Total SF: 14,244 SF

Building 1:

- SF: 7,200
- Two 14' overhead drive in doors
- One 10' overhead drive in door

Building 2:

- SF: 5,100 SF
- Four 10' overhead drive in doors

Building 3:

- SF: 1,944 SF
- Two 10' overhead drive in doors
- Two 14' overhead drive in doors





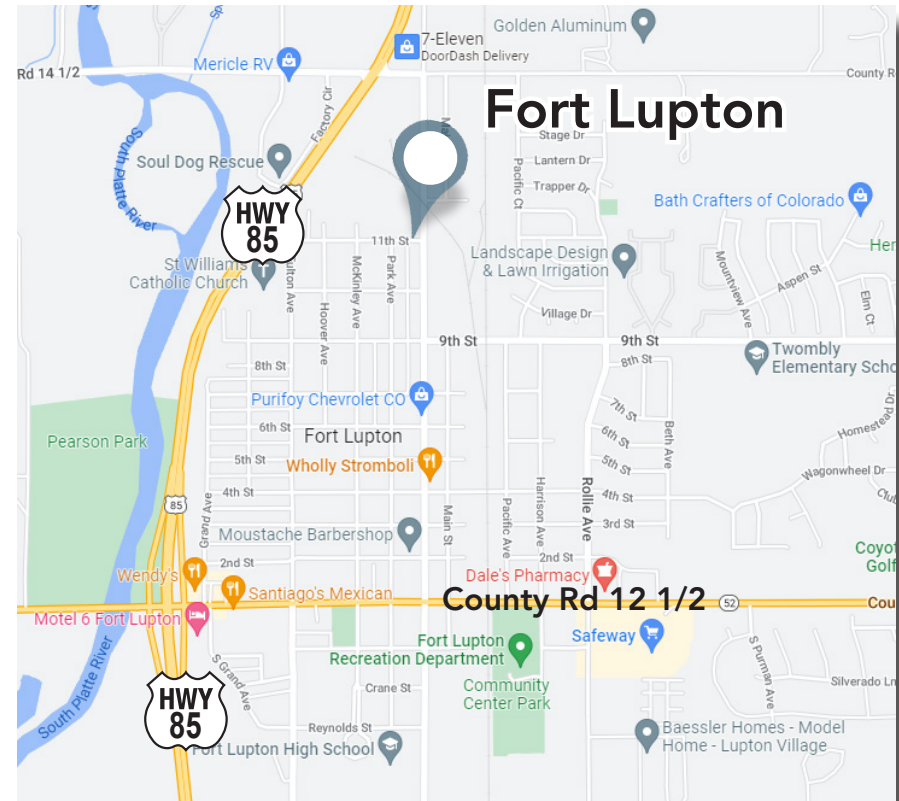
BUILDING 1 FLOOR PLAN



PROPERTY PHOTOS



1100 DENVER AVE, FORT LUPTON CO



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