



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











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

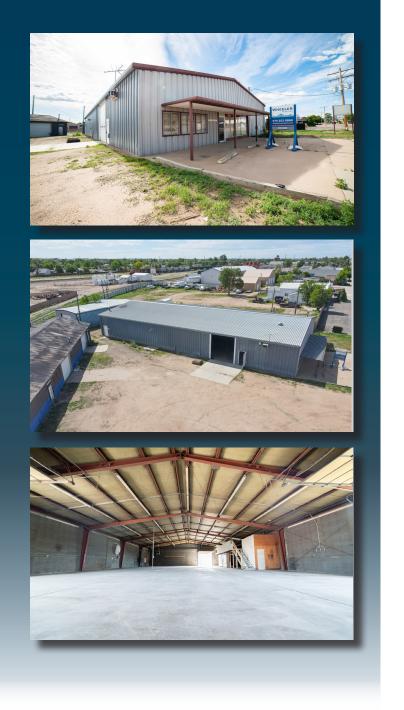
• Four 10' overhead drive in doors

Building 3:

• SF: 1,944 SF

• Two 10' overhead drive in doors

• Two 14' overhead drive in doors



BUILDING 1 FLOOR PLAN







PROPERTY PHOTOS







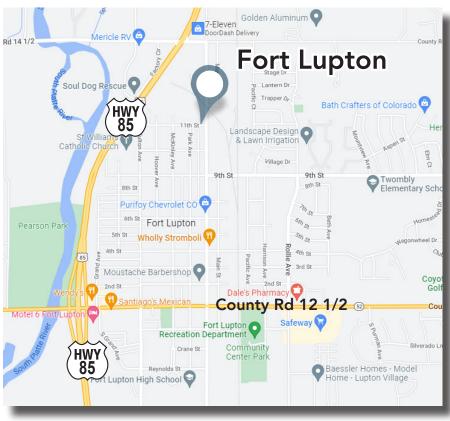






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