



1100 DENVER AVE FORT LUPTON, CO 80621

Space Available 14,244 SF Sale Price \$2,279,040.00 Price / SF \$160.00/SF



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





WHEELER

Properties



# **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:**

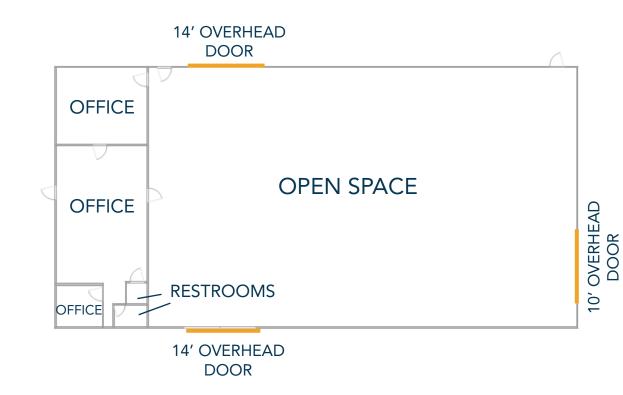
- SF: 5,100 SF
- Four 10' overhead drive in doors

#### **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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