



1160 DENVER AVE  
FORT LUPTON, CO  
80621

**Space Available**

**7,200 SF**

**Lease Rate**

**\$12.00/SF**

**NNN Rate**

**\$4.00/SF**  
Utilities Not Included

*LARGE INDUSTRIAL/OFFICE SPACE AVAILABLE IN FORT LUPTON*

- Industrial building 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

- SF: 7,200
- Clear Height: 16'
- Two 14' overhead drive-in doors
- One 10' overhead drive-in door
- Zoning: Industrial



# FLOOR PLAN



# PROPERTY PHOTOS





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