

# INDUSTRIAL WAREHOUSE FOR LEASE

## \$6,900 / MONTH

Space Available: 14,034 SF

Lease Rate: \$4.50 / SF NNN

NNN Rate: \$1.40 / SF *Utilities Not Included*

*INDUSTRIAL WAREHOUSE BUILDING LOCATED ON INTERSTATE 76*

- Industrial warehouse includes (1) 10'x10' dock-high door, (1) 10'x10' drive-in door, and (2) 14'x12' drive-in doors.
- Shared lot size of approximately 3.2 acres.
- Approximately 408 total SF of office space.
- 3-phase 480V, 200-amp electric.
- Industrial zoning.
- Located on Interstate 76.

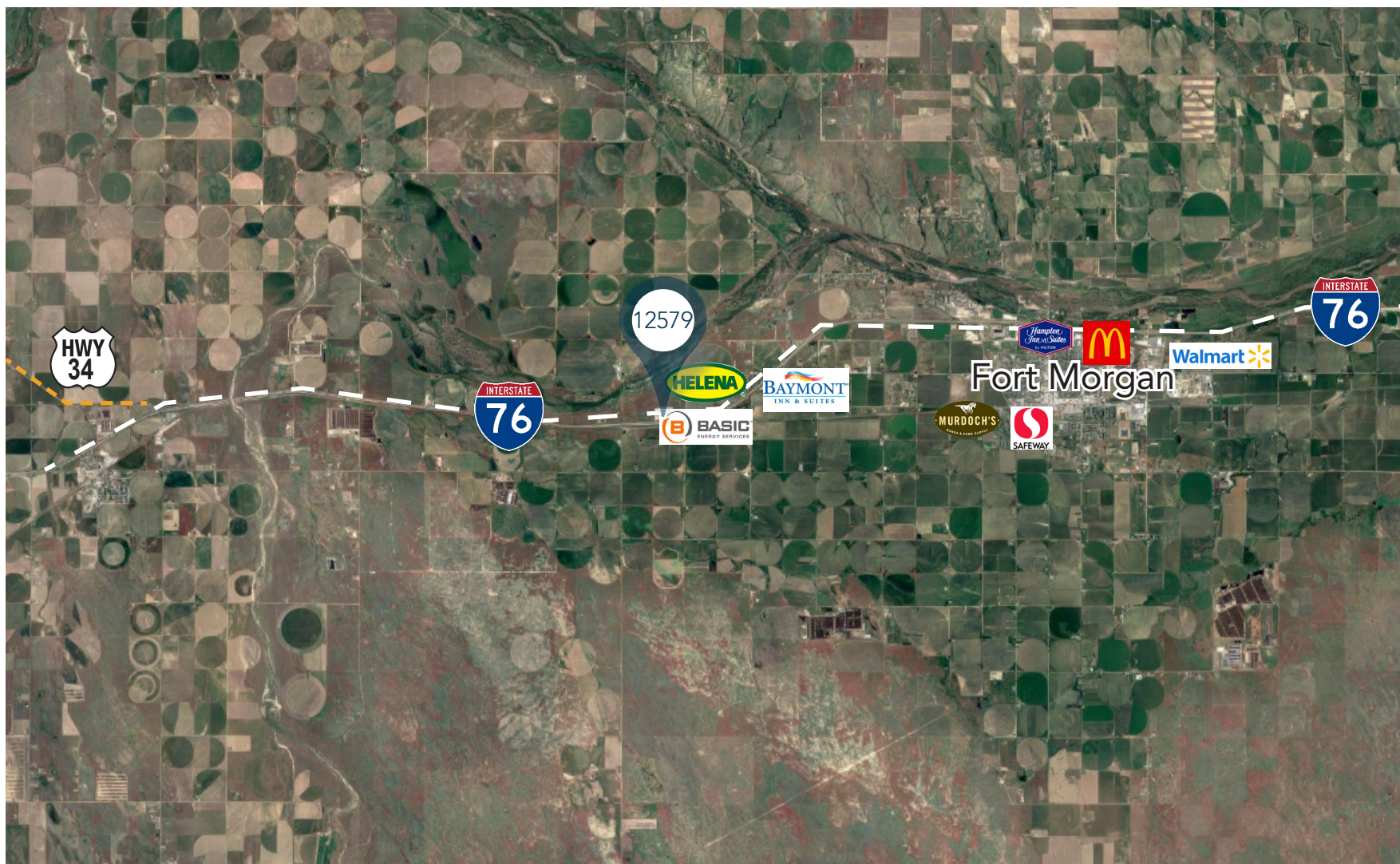
12579 ENERGY ROAD  
FORT MORGAN, CO 80701



# PROPERTY PHOTOS



# AREA MAP



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

Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)



BRIAN SMERUD / ERIK CAFFEE  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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