



20921 COUNTY ROAD 33
LASALLE, CO 80631

Space Available:

9,600 SF

Lot Size:

Approx. 3.5 acres

Sale Price:

\$2,000,000
(\$208.33/SF)

Lease Rate:

\$16.50/SF NNN

NNN Rate:

\$2.50/SF
(Estimate)

FOR SALE/LEASE

EASY US 85 ACCESS

480V 1000 AMP ELECTRIC

UNINCORPORATED WELD COUNTY

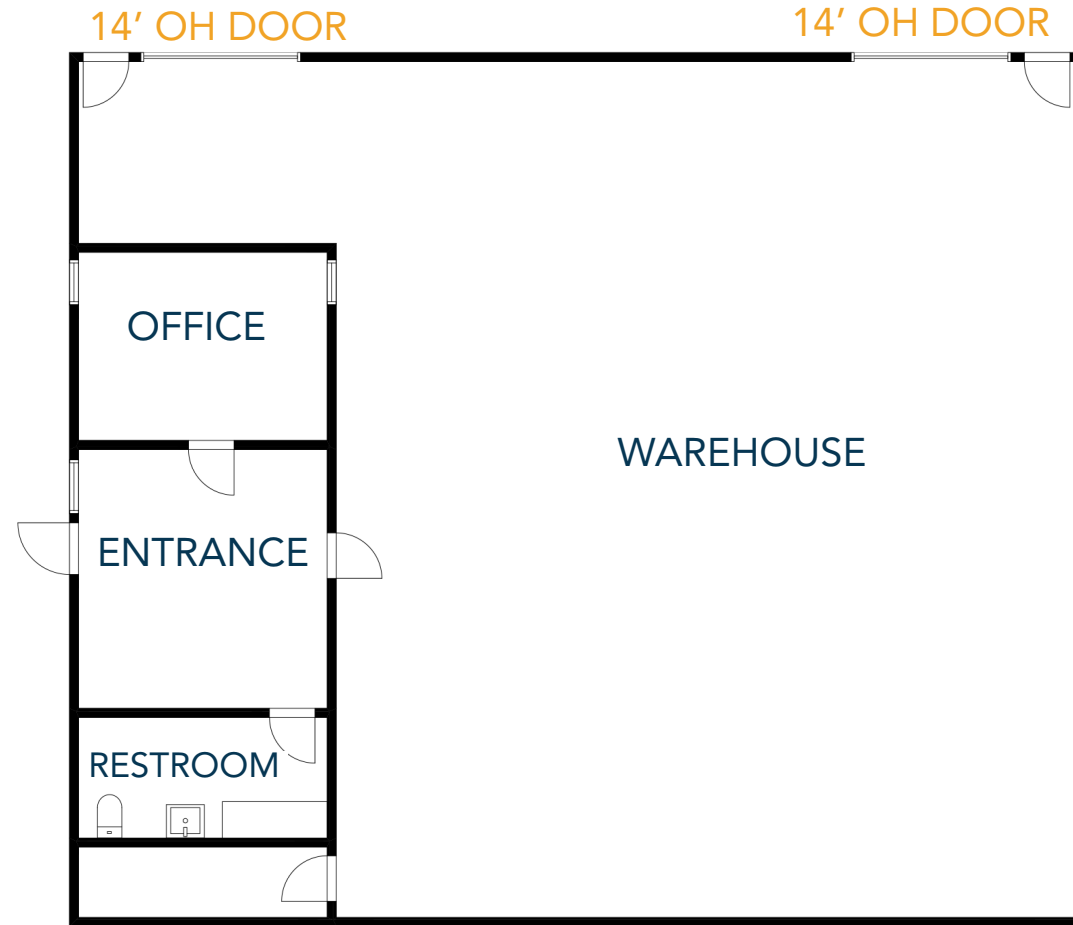
3.5 ACRE PARCEL

UNINCORPORATED WELD COUNTY INDUSTRIAL PROPERTY WITH LARGE YARD

- Consists of entry area, private office, restroom, and warehouse space with (2x) 14ft OH doors
- Located in unincorporated Weld County
- Easy US 85 access
- 3.5 acre parcel
- Large yard
- Power: 480v 1000amp electric
- (2x) 14 ft overhead doors



FLOORPLAN



PROPERTY PHOTOS



EXTERIOR PHOTOS





Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com