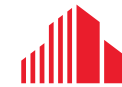


9,960 - 22,560 SF WAREHOUSE FOR SALE OR LEASE

12670 COUNTY ROAD 25 ½

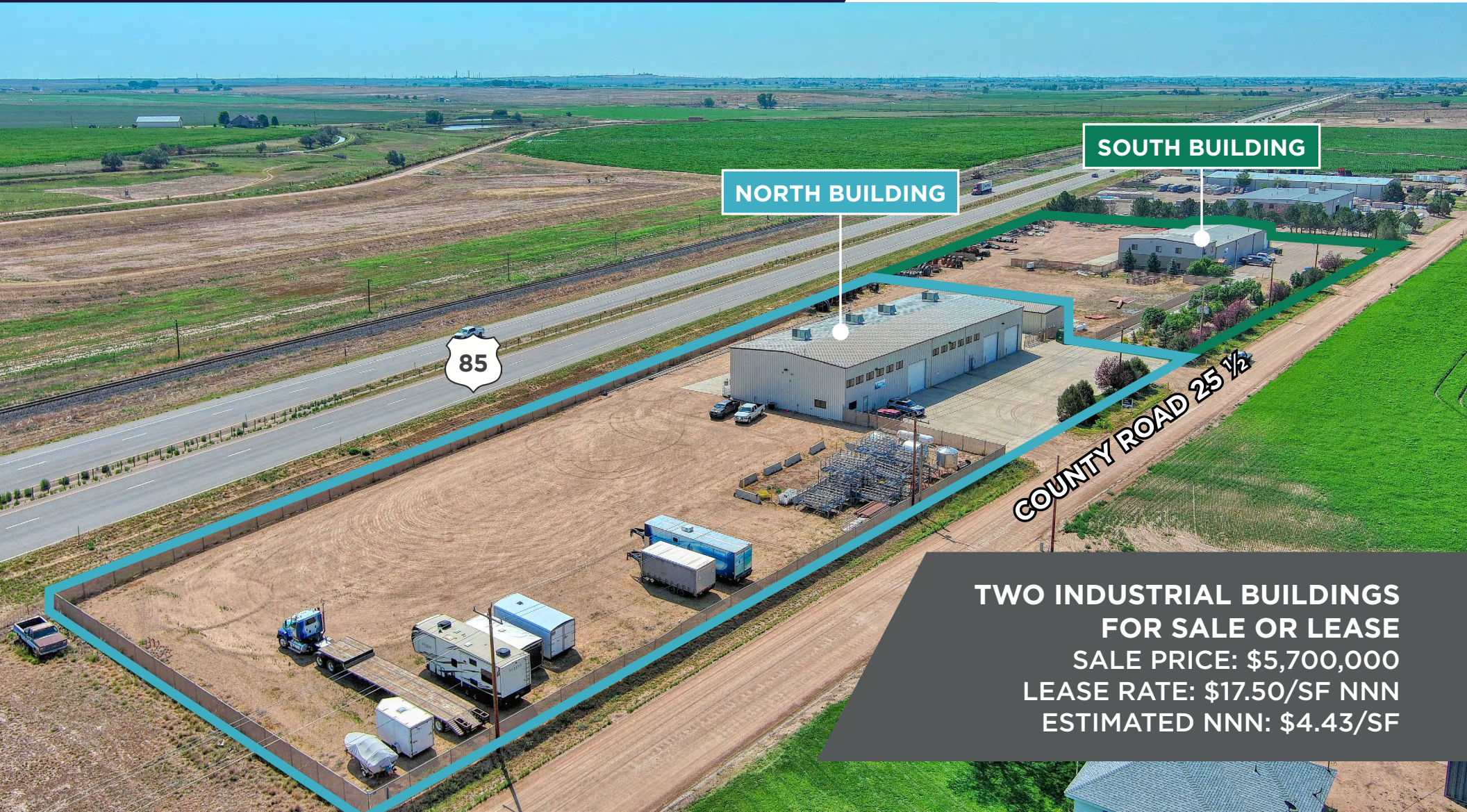
FORT LUPTON, CO



CUSHMAN &
WAKEFIELD



UREALTY COMMERCIAL



NORTH BUILDING

SOUTH BUILDING

COUNTY ROAD 25 ½

85

**TWO INDUSTRIAL BUILDINGS
FOR SALE OR LEASE**
SALE PRICE: \$5,700,000
LEASE RATE: \$17.50/SF NNN
ESTIMATED NNN: \$4.43/SF

12670 COUNTY ROAD 25 1/2

FORT LUPTON, CO

SALE PRICE: \$5,700,000
LEASE RATE: \$17.50/SF NNN
ESTIMATED NNN: \$4.43/SF

12670 County Road 25 1/2 now offers two industrial buildings available for lease and sale. The property includes a 12,600 SF building with a 2.1-acre fenced yard and a second building with 9,960 SF and a 1.5-acre fenced yard. Conveniently located just off Highway 85 between Platteville and Fort Lupton, both buildings are available for lease individually, or the entire property can be purchased together for \$5.7 million.

Please contact the listing brokers for additional information.

Property Details

South Building Size:	12,600 SF
North Building Size:	9,960 SF
Year Built:	2012
Loading:	North Building - (4) 14' x 14' OHD South Building - (6) 14' x 14' OHD
South Yard Size:	2.1 Acres
North Yard Size:	1.5 Acres
Zoning:	A (Agricultural)
Power:	3-Phase, 480 Volt, 400 Amps
Clear Height:	14' - 22'



North Building



South Building

12670 COUNTY ROAD 25 ½

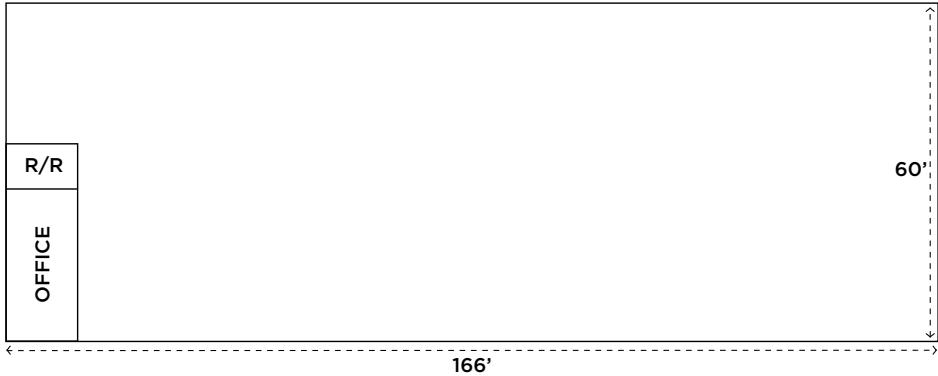
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Aerial

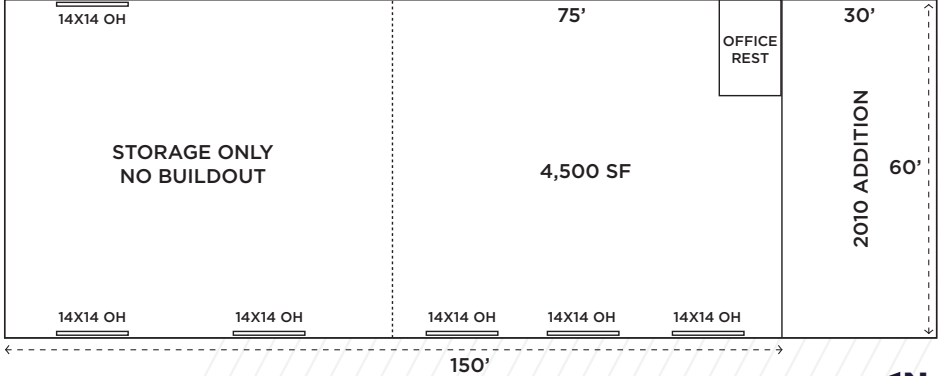


Building Floorplan

North Building



South Building



12670 COUNTY ROAD 25 ½

FORT LUPTON, CO

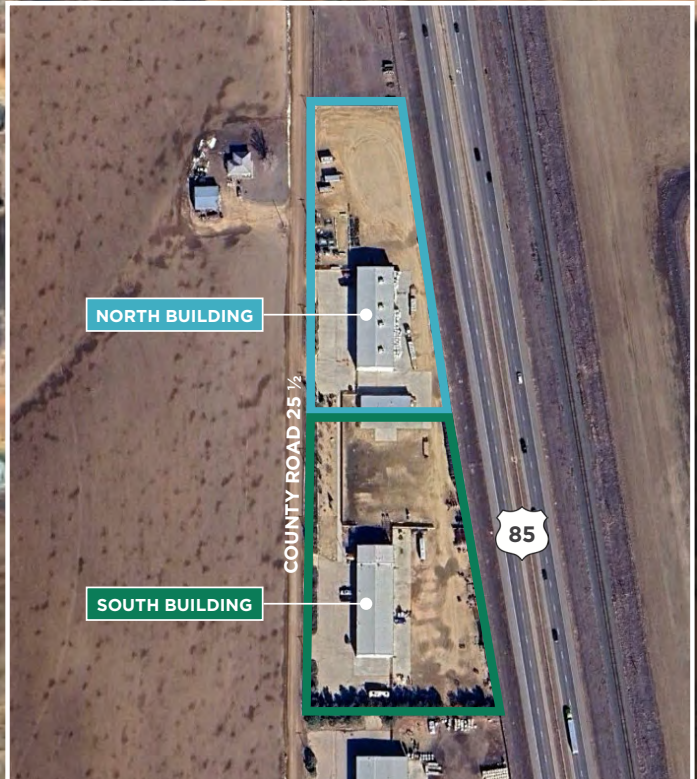
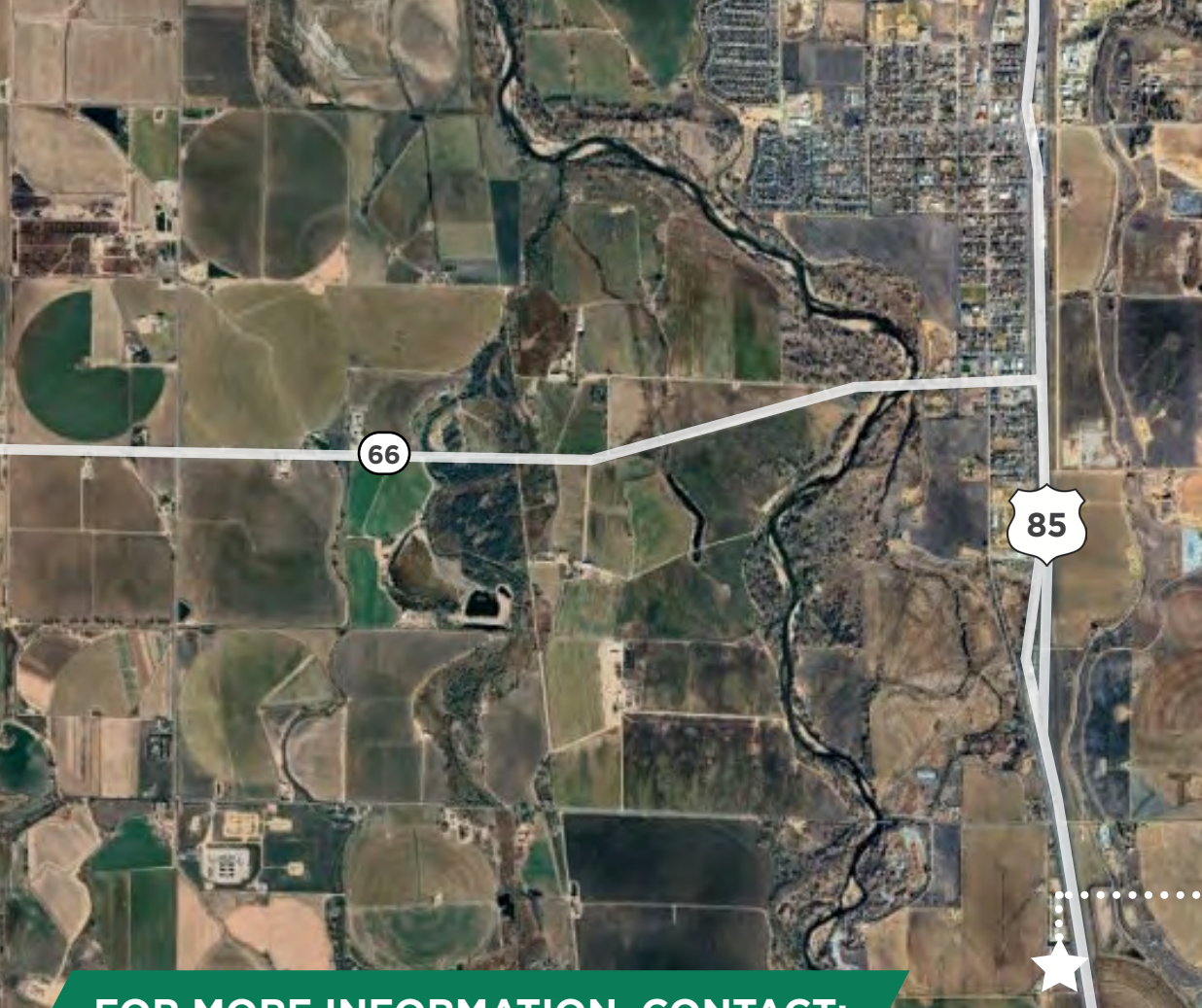
Property Photos

North Building



South Building





12670 COUNTY ROAD 25 1/2

FOR MORE INFORMATION, CONTACT:

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