

14679 CR 42

Gilcrest, CO

FOR SALE

Tenant is vacating - INDUSTRIAL BUILDING

\$719,999



SHOP: 4,800 SF
OFFICE: 600 SF
LAND ACRES: 2.4
ZONING: I-1 Town of Gilcrest
POWER: 480 Volt, 6000 Amps
5000 KVA Transformer
3 Phase



Highlights:

- 4800 SF Steel
- 2 - 24' x 14' Overhead doors w/ openers
- 1 - 12' x 14' Overhead door
- 600 SF Detached Office
- Electric: Volts-480 / Amps-6000, 3-Phase, 5000 KVA Transformer
- Full fence enclosure w/ Elec Security Gates
- Ceiling Heights: From 14' – 17'
- 2.4 Acre lot for inventory or rolling stock

Industrial building, fronting the busy Highway 85 the main arterial thru northern Colorado.

This property is ideal for a variety of potential uses: maintenance shop, warehouse, maintenance facility, agricultural related center, oil and gas related facility and many other uses.

This property is located in the epicenter of the Niobrara oil shale formation, an ideal location for and oil or gas company to service this region.

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REAL ESTATE**

Buyer/Tenant to confirm all information. Price, terms and information are subject to change

**19094 CR 29
Gilcrest, CO**

FOR SALE

INDUSTRIAL BUILDING



Local Map: Northern Colorado

HIGHLIGHTS:	
Year Built	2014
Building SF: Bldg #1	4800 Shop 600 Office
Land	2.4 AC
Zoning	I-1 Town of Gilcrest
County	Weld County
Flood Zone	No
Roof	Metal
Foundation	Slab on Grade
Exterior Walls	Metal Walls
Exterior Finish	Metal Siding
Interior Partitions	Open
Overhead Door	3' - 14'
Clear Height	14' or 17'
Insulation	Walls: R-19
HVAC	Office= Forced Air/AC, Shop = Radian
Electric	480/800, 3- Phase, 5000 KVA Trans.
Water & Sewer	Central Weld Water, Septic
Electricity	Xcel Energy
Telephone	Qwest Communications
Internet Access	Yes
Outdoor Storage	Gravel Surfaces

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