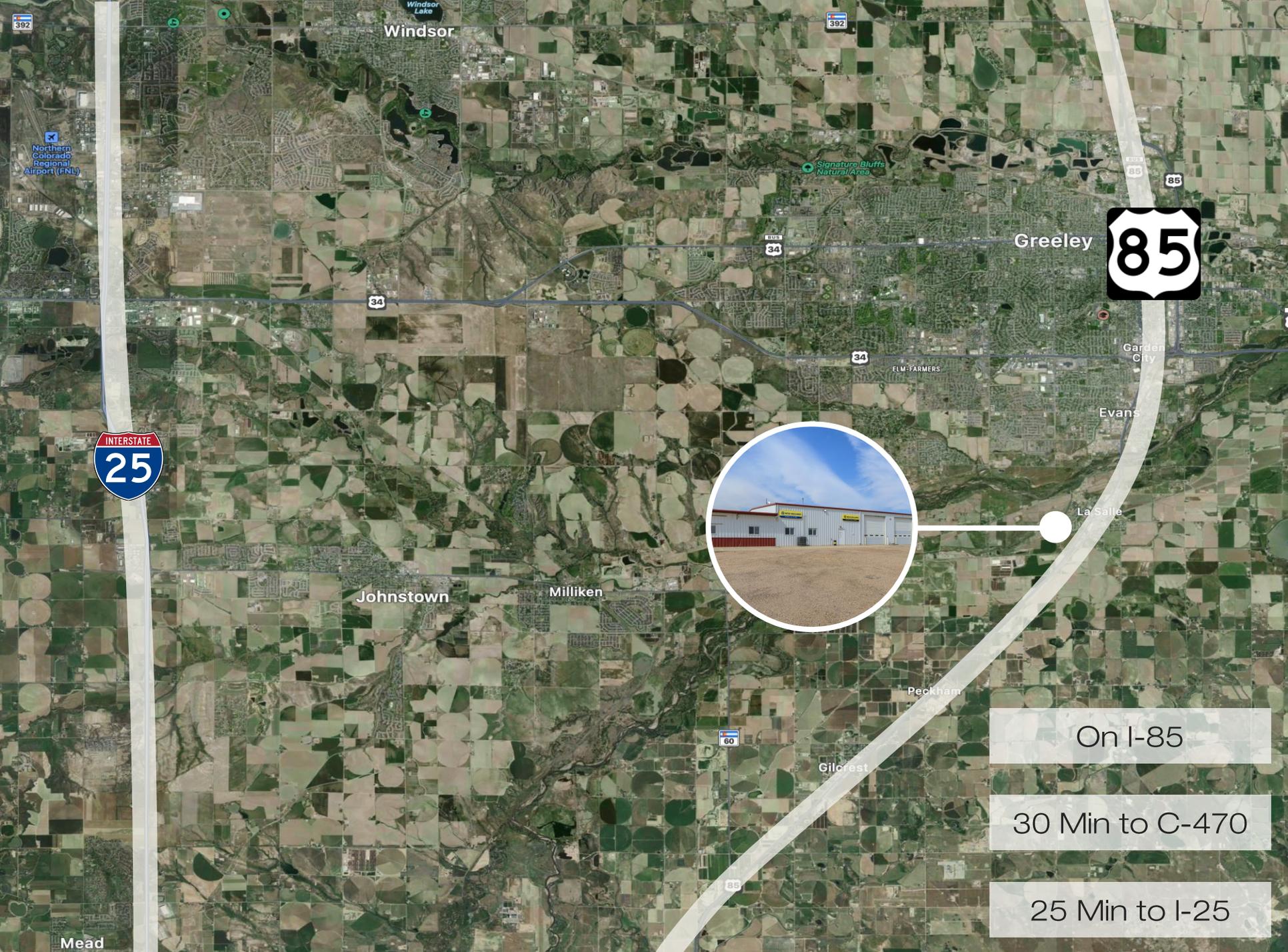


# INDUSTRIAL OUTDOOR STORAGE PROPERTY FOR SALE OR LEASE

*23295 US-85, LA SALLE, CO*







Windsor

Greeley

Johnstown

Milliken

Peckham

Mead



On I-85

30 Min to C-470

25 Min to I-25

Northern Colorado Regional Airport (FNL)

Signature Bluffs Natural Area

Garden City

Evans

La Salle

Gilcrest

ELM-FARMERS

392

392

34

34

34

60

85

85

85

# PROPERTY SUMMARY

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Positioned directly along Highway 85, this ±8.38-acre secured industrial site offers a rare opportunity to acquire high-exposure acreage in one of Northern Colorado's most accessible and business-friendly markets. The property features a ±9,200 SF warehouse designed for operational efficiency, including a seven-door service garage, dedicated office space, employee break room, and a customer-facing showroom with convenient access from a paved parking lot.

## Warehouse Highlights:

- 13'6" overhead bay doors
- 18' clear height
- 400A / 240V, 3-phase power (TBV)
- Fenced, lockable mezzanine storage
- Efficient radiant heat
- Built-in compressed air lines
- Floor drains throughout

## Yard Features:

- Fully fenced, secured, and well-lit perimeter
- Irrigated grounds with on-site well heads
- Electrical service throughout the yard
- Ample space for equipment storage, fleet parking, or material staging

Located just minutes from Greeley, Johnstown, Platteville, and La Salle, this property provides seamless connectivity to key regional markets. The combination of a functional warehouse, expansive yard, and prime highway frontage makes this an ideal asset for service operators, contractors, equipment dealers, or investors seeking a versatile industrial property in Weld County.





# PROPERTY DETAILS

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Address	23295 HWY-85, La Salle, CO
Property Type	Industrial Outdoor Storage
Purchase Price	\$2,570,000
Building Square Feet	9,200
Lease Rate	Contact Broker
Lot Size	8.38 AC
Secured Yard	Yes – 6' Fenced, Secured, and Lit
Year Built	2008
Drive-in Doors	7 - Oversized
Clear Height	18'
Power	3p, 400a, 240vac
Zoning	I-1



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