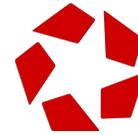


SECURED STORAGE FOR LEASE

9351 County Rd. 20, Fort Lupton

follow us



SUMMIT
COMMERCIAL BROKERS

KYLE CONARRO

Broker Associate/Partner

(303)827-9436

Kyle@SummitCommercial.net

JD BELANGER

Broker Associate/Partner

(720)600-9084

Jdbelanger1@gmail.com

13 AC Fenced Storage, 10 Minutes to I-25 and only 5 minutes to Hwy 85!

9351 County Rd. 20, Fort Lupton

This 13± acre fully fenced yard with C-3 Zoning offers excellent accessibility and security. Ideal for RV, trailer, Semi storage, construction equipment storage, etc.

The property will be equipped with security cameras and lights, making it a great option for contractors, fleet operators, and outdoor storage users. Secure your space in this growing industrial corridor today!

Call us for more information and to set up a tour

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Summit Commercial Brokers

6800 N 79th St, # 103

Niwot, CO 80503

303.931.7341

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LEASING INFO

Square Footage	Lease Rate
Under 10,000sf	\$1.25/sf
10,000 - 20,000sf	\$1.00/sf
20,000 - 40,000sf	\$0.75/sf
40,000sf +	\$0.50/sf

- 1 Free Month for Semis
- 2 Free Months for RV's

All information provided is deemed reliable, but is not guaranteed and should be independently verified

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Space Info

- **C-3 Business Commercial Zoning allows most equipment storage**
- Secured Code Operated Entry for anytime access
- Fantastic location between I-25 (10 min) and Hwy 85 (5 Min)
- Ability to store RVs, Trailers, Semis, construction equipment, etc.
- Installed security system for all tenants
- Incentives for 2+ Year Lease

<u>Example Sizes</u>	
40ft x 95ft	\$400/Mo
½ AC	\$1,350/Mo
1 AC	\$1,800/Mo