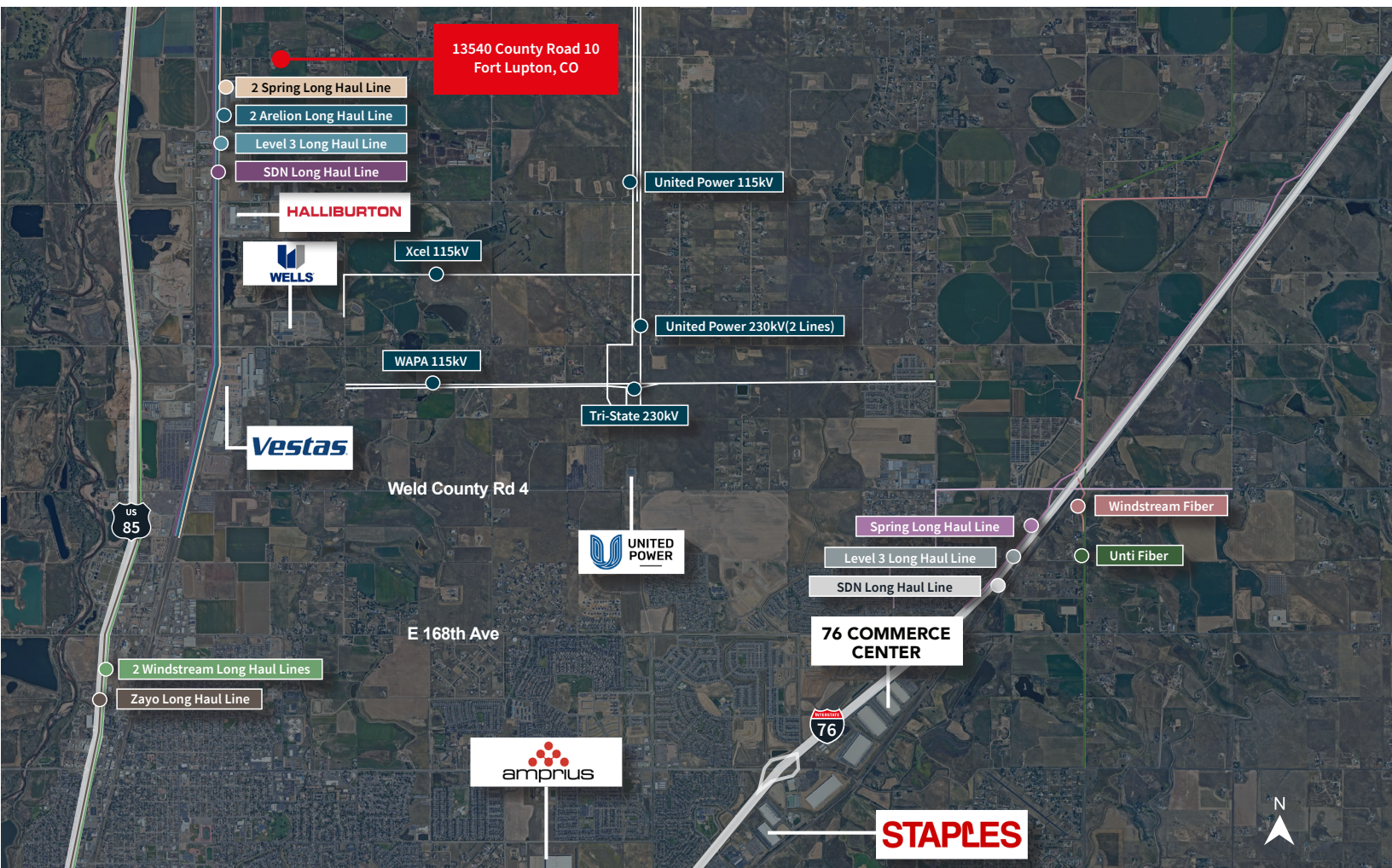
 **JLL** SEE A BRIGHTER WAY

For sale




Asking price: \$19,166,400

80 acres | I-2 Zoning
13540 County Road 10, Fort Lupton, CO


Transmission and Fiber Lines





Property highlights

-  80 acres
-  Zoned: Heavy industrial
-  Annexed to the City of Fort Lupton

Price

 \$19,166,400

Water

-  Water provided by Northern Water district (purchaser must buy tap)
-  40 water shares available to purchase

Zoning

I-2 zoning - Fort Lupton, CO

The I-2 district provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impact of the activities, or due to the high level of transportation access and support infrastructure required of the business.



Industrial used allowed

Airport/Heliport	S
Industrial services - limited (upto 10 vehicle fleet)	■
Industrial services - general (11 to 25 vehicle fleet)	■
Industrial services - large (26+ vehicle fleet)	■
Manufacturing - limited/artisan	■
Manufacturing - light	■
Manufacturing - general	■
Manufacturing - heavy	S
Mining and resource extraction	
Oil and gas drilling and exploration (see section 16-4.04.1)	S
Storage and warehousing - indoor	■
Storage and warehousing - outdoor	■
Storage and warehousing - hazardous materials	S
Utility - limited	■
Utility - general	■
Utility - heavy	S
Utility - pipeline	S
Waste management and processing - general	■
Waste management and processing - heavy	S



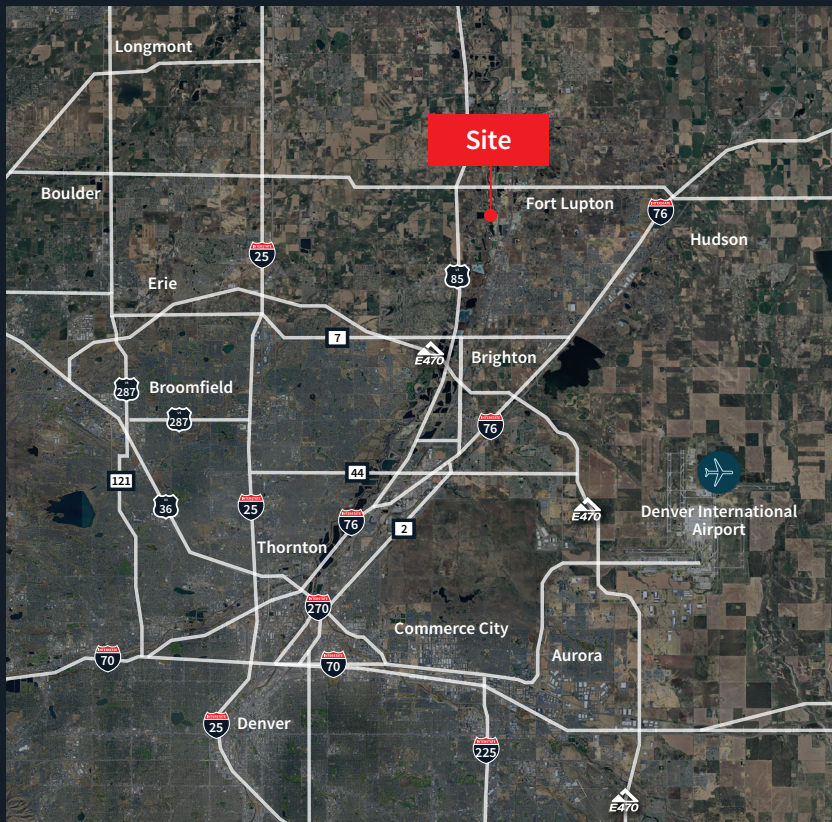
Permitted uses subject to general district and building standards, and review procedures.



Special uses subject to the review process and criteria in [Section 16-2.07](#).

For sale

80 acres | I-2 Zoning
13540 County Road 10, Fort Lupton, CO



Drive times

DIA 25 min

**Downtown
Denver** 45 min

Boulder 50 min

I-25 20 min

I-76 10 min

JLL

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