



waypoint
REAL ESTATE

WHEELER
Properties

**1160 DENVER AVE
FORT LUPTON, CO
80621**

Space Available

7,200 SF

Lease Rate

\$10.00/SF

NNN Rate

\$4.30/SF

Utilities Not Included
(2026 estimate)

LARGE INDUSTRIAL/OFFICE SPACE AVAILABLE IN FORT LUPTON

- Industrial building with multiple drive-in overhead doors
- Electrical Capacity: 3-phase, 600 amps, 208v
- Private office space, breakroom area, restrooms and storage space
- Centrally located in Fort Lupton and right off of US Highway 85
- Easy access to Metro Denver and Northern Colorado



PROPERTY FEATURES

- SF: 7,200
- Clear Height: 16'
- Two 14' overhead drive-in doors
- One 10' overhead drive-in door
- Electrical Capacity: 3-phase, 600 amps, 208v
- Zoning: Industrial



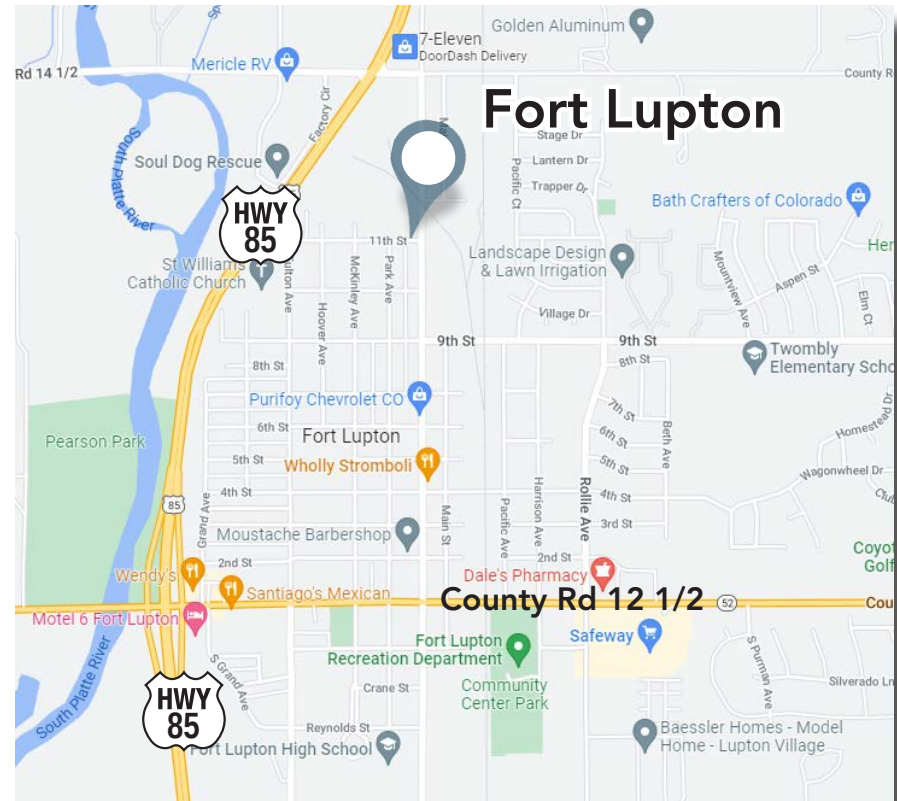


FLOOR PLAN



PROPERTY PHOTOS





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