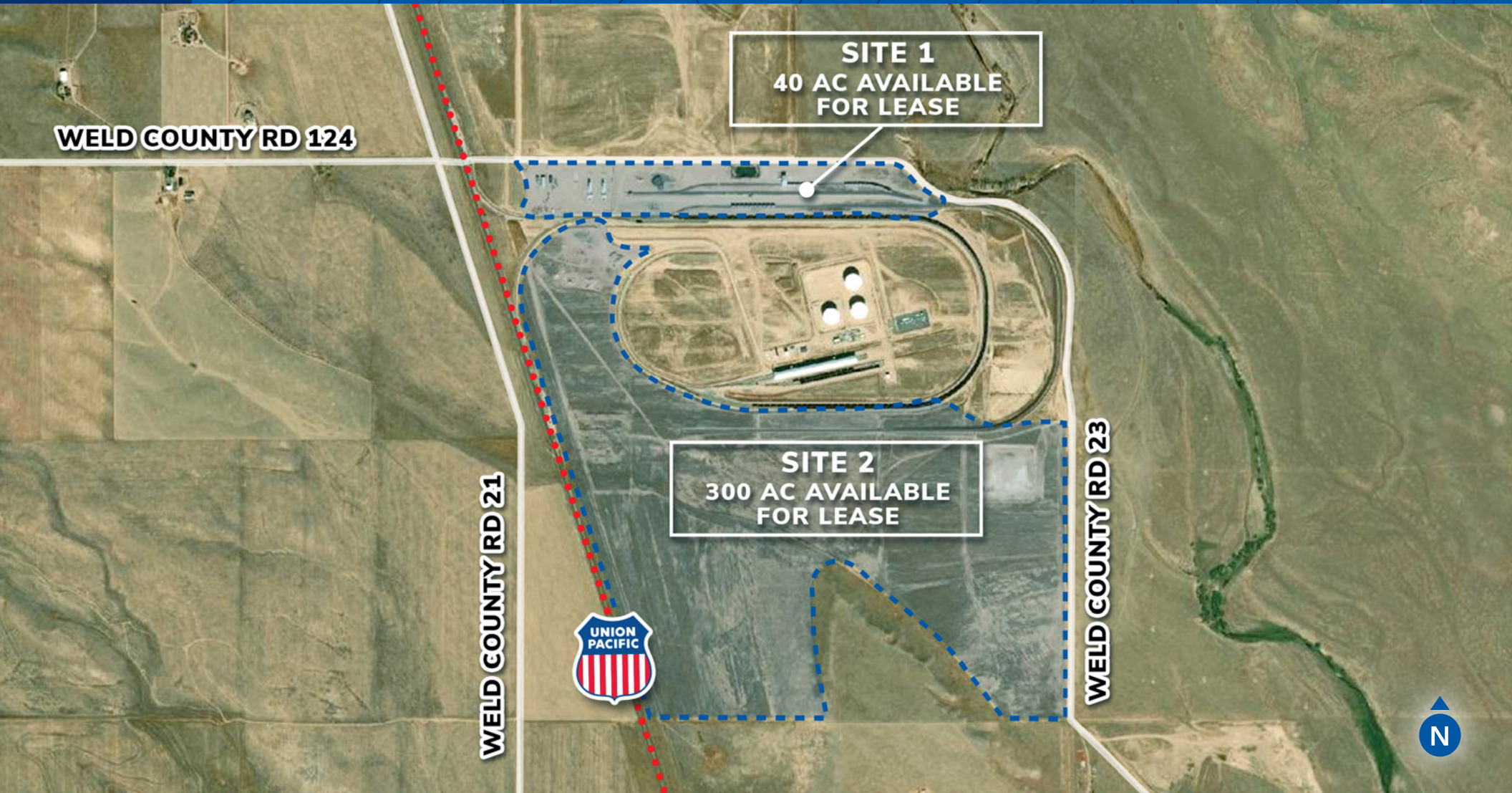




**WELD COUNTY RD 21 & 124 | CARR, CO 80612**

## Two Sites Available For Lease: Laydown Yards with Rail Components



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# Property Overview

## DETAILS

Address	Weld County Rd 21 & 124 Carr, CO 80612
Available	Site 1: 40 AC Site 2: 300 AC
Zoning	Industrial
Rail	Union Pacific (reciprocal rail)
Lease Rate	Contact Broker



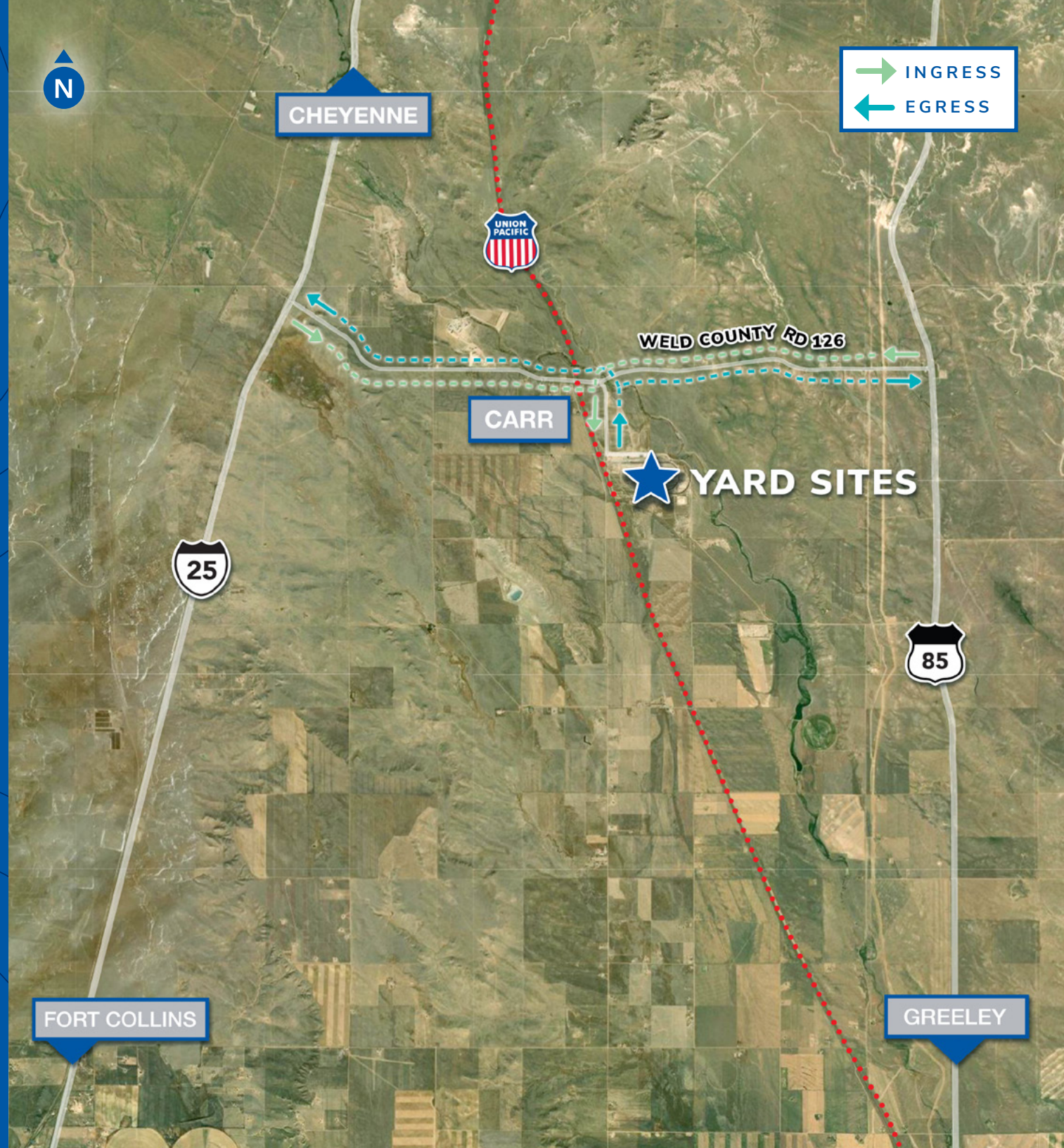
# Location

Situated right in the middle of two major thoroughfares, both sites are just 8 minutes from I-25 and Hwy 85.

Established by the Union Pacific Railroad in 1872, the town of Carr has direct access to the railway, which connects to Cheyenne, Greeley, and Downtown Denver.

## Average Drive Times

TO / FROM	TIME
Cheyenne	28 mins
Fort Collins	37 mins
Greeley	48 mins
DEN Airport	1 hour 29 mins
Downtown Denver	1 hour 26 mins





## Highlights

- | Union Pacific Rail access to sites
- | Reciprocal rail
- | Laydown yards
- | Easy access to the site from I-25 and Hwy 85



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