

FOR SALE OR FOR LEASE

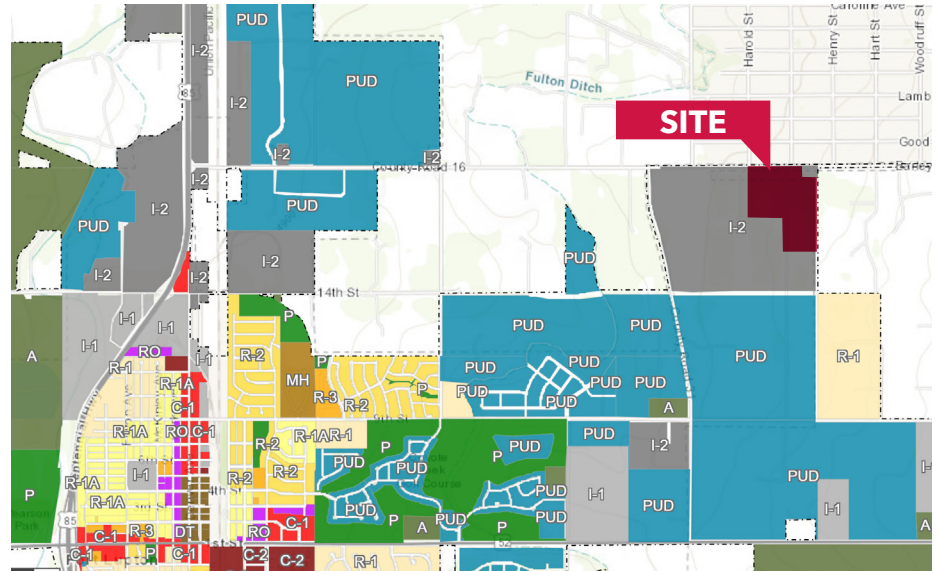
I-2 ZONED OUTSIDE STORAGE YARD

15450 COUNTY ROAD 16

FORT LUPTON, CO 80621

ZONING

- I-2 Zoning Fort Lupton, CO
- **I-2 Heavy Industrial:** 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 impacts of activities, or due to the high level of transportation access and support infrastructure required of the business. Limited application in industrial areas or other locations on major regional freight routes.



[CLICK HERE >> CHAPTER 16 - Development Code | Municipal Code | Fort Lupton, CO | Municode Library](#)

INDUSTRIAL USES ALLOWED	I-2
Industrial Services – Limited (up to 10 vehicle fleet)	■
Industrial Services – General (11 to 25 vehicle fleet)	■
Industrial Services – Heavy (26+ vehicle fleet)	■
Manufacturing – Artisan/Micro	■
Manufacturing – Limited	■
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, subject to general district standards.
 S = Permitted, only by special use permit discretionary review.
 A Blank means the use is not permitted

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DRIVE TIMES

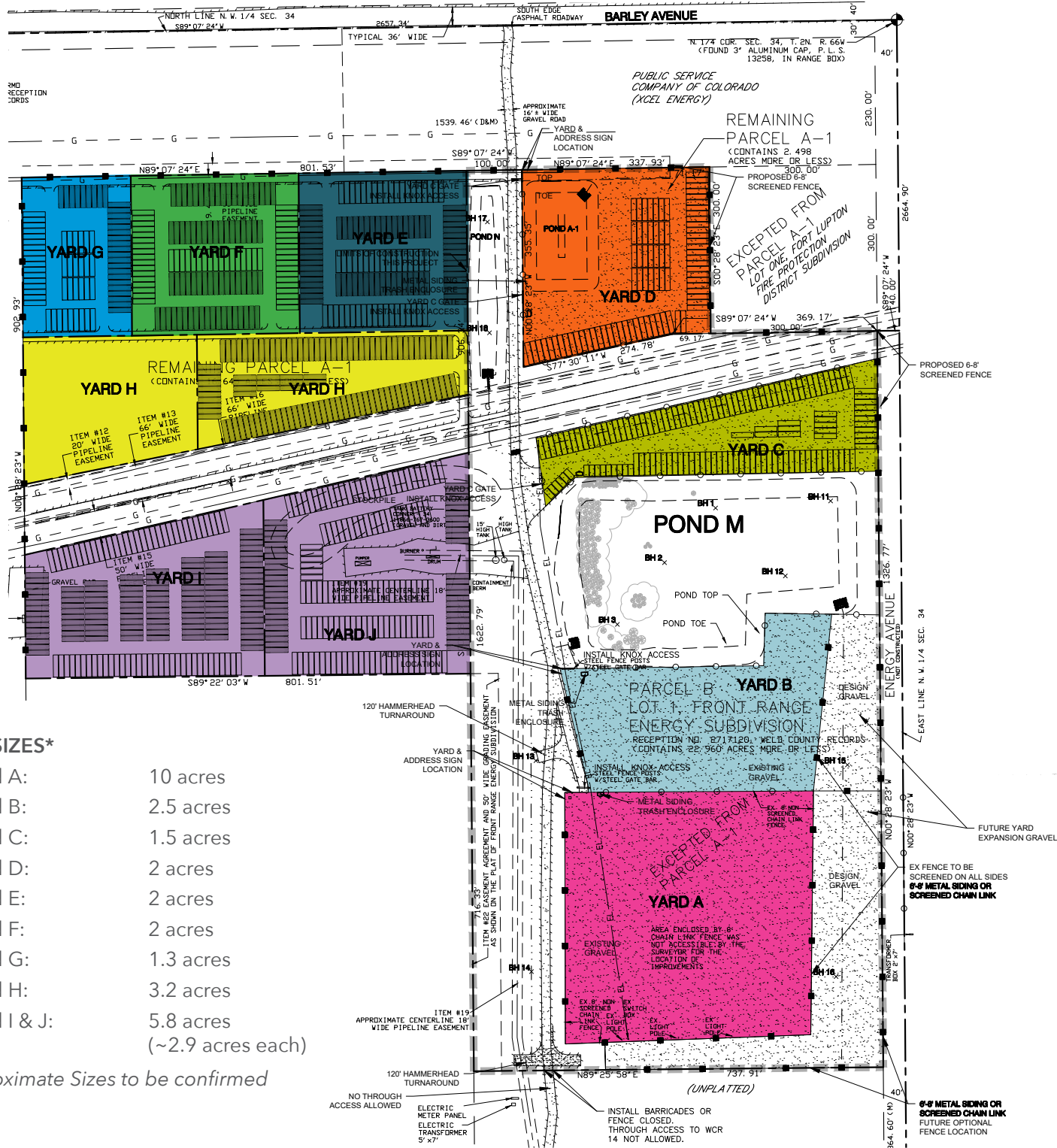


LOCATION	DISTANCE	TIME
HWY 85	2.2 miles	5 min
I-76 East	9.6 miles	14 min
I-76 West	9.6 miles	14 min
I-25	13 miles	18 min
E-470	14.5 miles	18 min
Denver International Airport (DIA)	32 miles	35-45 min
Downtown Denver	31.4 miles	30-50 min
Greeley	28 miles	35 min

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LAND SURVEY



YARD SIZES*

- Yard A: 10 acres
- Yard B: 2.5 acres
- Yard C: 1.5 acres
- Yard D: 2 acres
- Yard E: 2 acres
- Yard F: 2 acres
- Yard G: 1.3 acres
- Yard H: 3.2 acres
- Yard I & J: 5.8 acres (~2.9 acres each)

* Approximate Sizes to be confirmed