

Northland  
Business Park

# HEAVY INDUSTRIAL LOTS FOR SALE/LEASE OR BTS

SEQ US-85 & WCR 18  
Fort Lupton, CO

WELD COUNTY ROAD 18

85

NORTHLAND DRIVE

WELD COUNTY ROAD 16



HENRY GROUP  
REAL ESTATE

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## PROPERTY HIGHLIGHTS

- Multiple platted lots in pad-ready condition with wet and dry utilities in Northland Drive.
- Prime location adjacent to US-85 in Fort Lupton, CO.
- Strategic location for growth along the Front Range.
- Flexible I-2 zoning allows for a variety of commercial and heavy industrial uses, including outdoor storage.
- Lot sizes ranging from 4-157 acres.

## PROPERTY DESCRIPTION

Northland Business Park is strategically located within the rapidly expanding Fort Lupton area, a key hub in Colorado's thriving business environment. With its pro-business climate and access to growing infrastructure, the park is well-positioned for future growth. This presents a prime opportunity to establish a presence in a region poised for significant development, offering long-term potential for industrial and commercial ventures.

Northland Business Park offers diverse development options with lots starting at 4 acres, catering to both small businesses and large-scale enterprises. Whether you're looking to expand your current operations or launch a new facility, the park's flexible zoning and infrastructure-ready status provide the perfect foundation for your success.

With its excellent connectivity, strategic location, and supportive local infrastructure, Northland Business Park is an attractive investment opportunity. This thriving business park is poised to meet the growing demand for industrial and commercial spaces in one of Colorado's most dynamic regions.

Whether you are a local business looking to expand or a national company seeking a strategic location, Northland Business Park offers a wealth of opportunities to grow your business. Contact us today to learn more about how you can be part of this exciting, future-focused development.

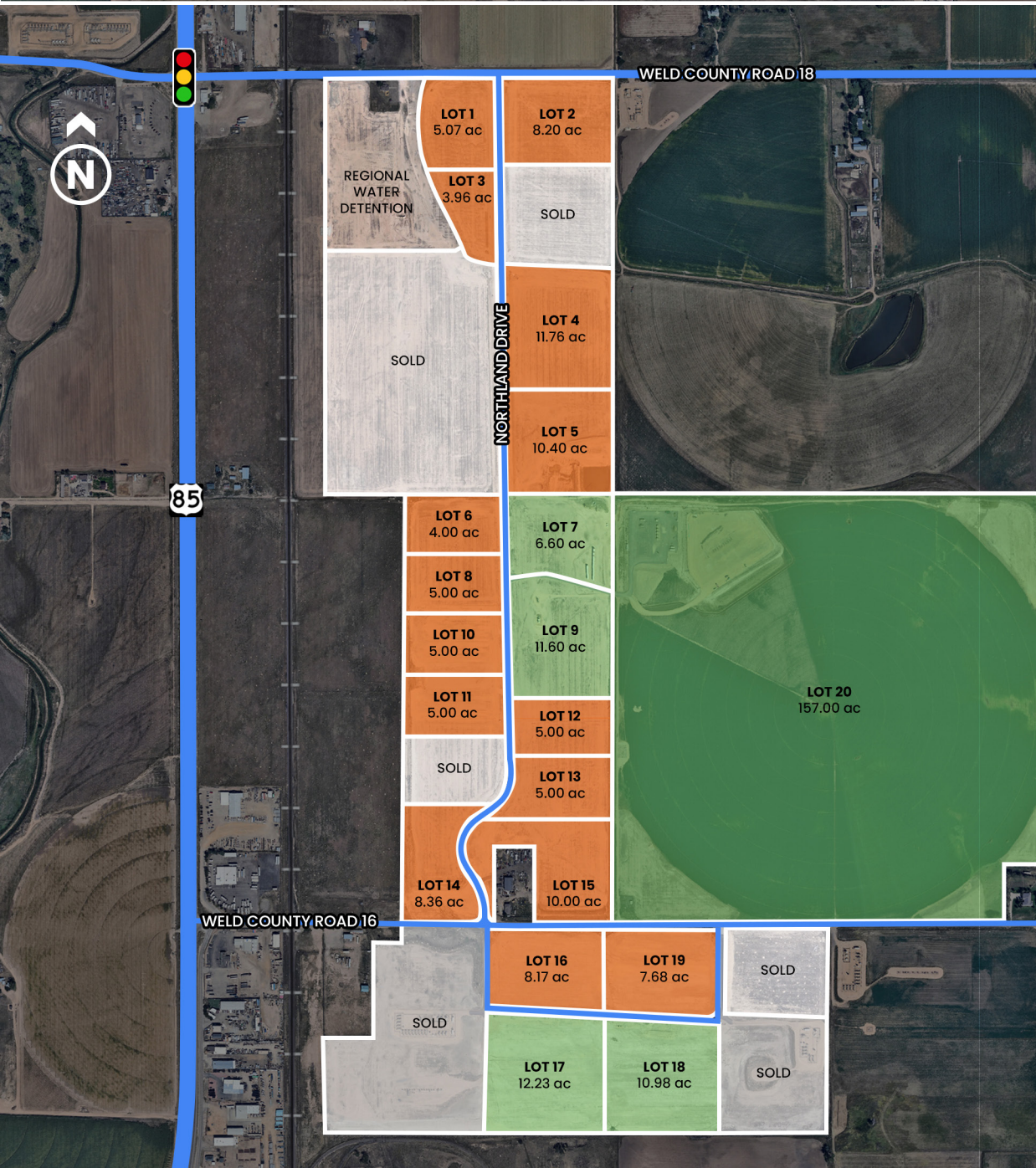


## OFFERING SUMMARY

Property Name	Northland Business Park
Location	SEQ Hwy 85 & WCR 18 Fort Lupton, CO 80621
	WCR 16 to WCR 18 along Northland Drive
Municipality	Fort Lupton, CO
Lot Sizes for Sale	4 - 12 Acres   Assemblage Opportunities Available
Sale Price	\$4.00/SF - \$6.00/SF
Lot Sizes for Lease/BTS	6 - 157 Acres
Lease/BTS Rate	Contact Broker
Mil Levy	137.895
Zoning	I-2



# SITE PLAN/AVAILABLE LOTS



- For Sale
- For Lease or BTS

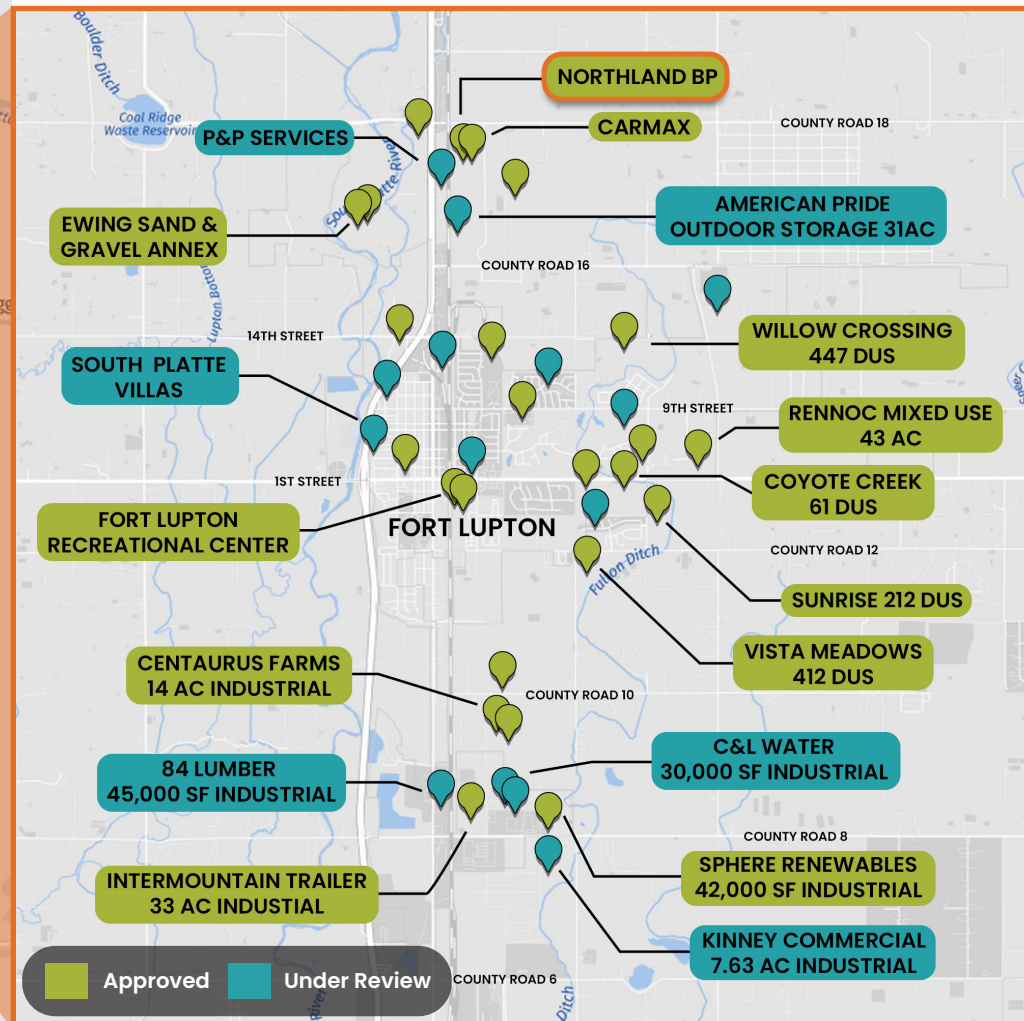
LOT NUMBER	ACREAGE	ASKING PRICE
1	5.07	\$4-\$6/SF
2	8.20	\$4-\$6/SF
3	3.96	\$4-\$6/SF
4	11.76	\$4-\$6/SF
5	10.40	\$4-\$6/SF
6	4.00	\$4-\$6/SF
7	6.60	Contact Broker
8	5.00	\$4-\$6/SF
9	11.60	Contact Broker
10	5.00	\$4-\$6/SF
11	5.00	\$4-\$6/SF
12	5.00	\$4-\$6/SF
13	5.00	\$4-\$6/SF
14	8.36	\$4-\$6/SF
15	10.00	\$4-\$6/SF
16	8.17	\$4-\$6/SF
17	12.23	Contact Broker
18	10.98	Contact Broker
19	7.68	\$4-\$6/SF
20	157.00	Contact Broker

Adjacent lots may be combined.



## LOCATION DESCRIPTION

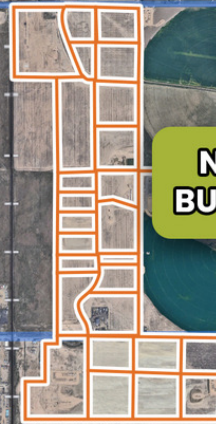
Northland Business Park offers a unique opportunity for businesses looking to establish a strong presence in the rapidly growing Fort Lupton area. Strategically located near US-85 between WCR 16 and WCR 18, this industrial and commercial development site is perfectly positioned to take advantage of major transportation routes, ensuring easy access to the Denver metro area and beyond. Flexible zoning allows for a variety of industrial uses, including outdoor storage.





Fort Lupton, a charming city nestled in Weld County, Colorado, offers a unique blend of small-town warmth and agricultural heritage. Located just 35 miles northeast of Denver, this vibrant community provides residents and visitors with an authentic slice of Colorado life, featuring rich historical roots in farming, friendly neighborhoods, and easy access to metropolitan amenities.

With its strategic location near major highways, affordable living costs, and proximity to both urban opportunities and scenic rural landscapes, Fort Lupton represents an ideal destination for those seeking a balanced, connected lifestyle in the heart of Colorado's plains region.



WELD COUNTY ROAD 18

**NORTHLAND  
BUSINESS PARK**

WELD COUNTY ROAD 16

**ARISTOCRAT  
RANCHETTES**

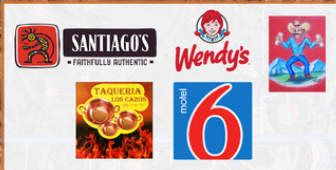


14<sup>TH</sup> STREET



**OLSON'S GREENHOUSE  
OF COLORADO**

85



**COYOTE CREEK  
GOLF COURSE**



**AIMS COMMUNITY  
COLLEGE**

1<sup>ST</sup> ST



**FORT LUPTON  
HIGH SCHOOL**

**COMMUNITY  
CENTER PARK**



SAFeway

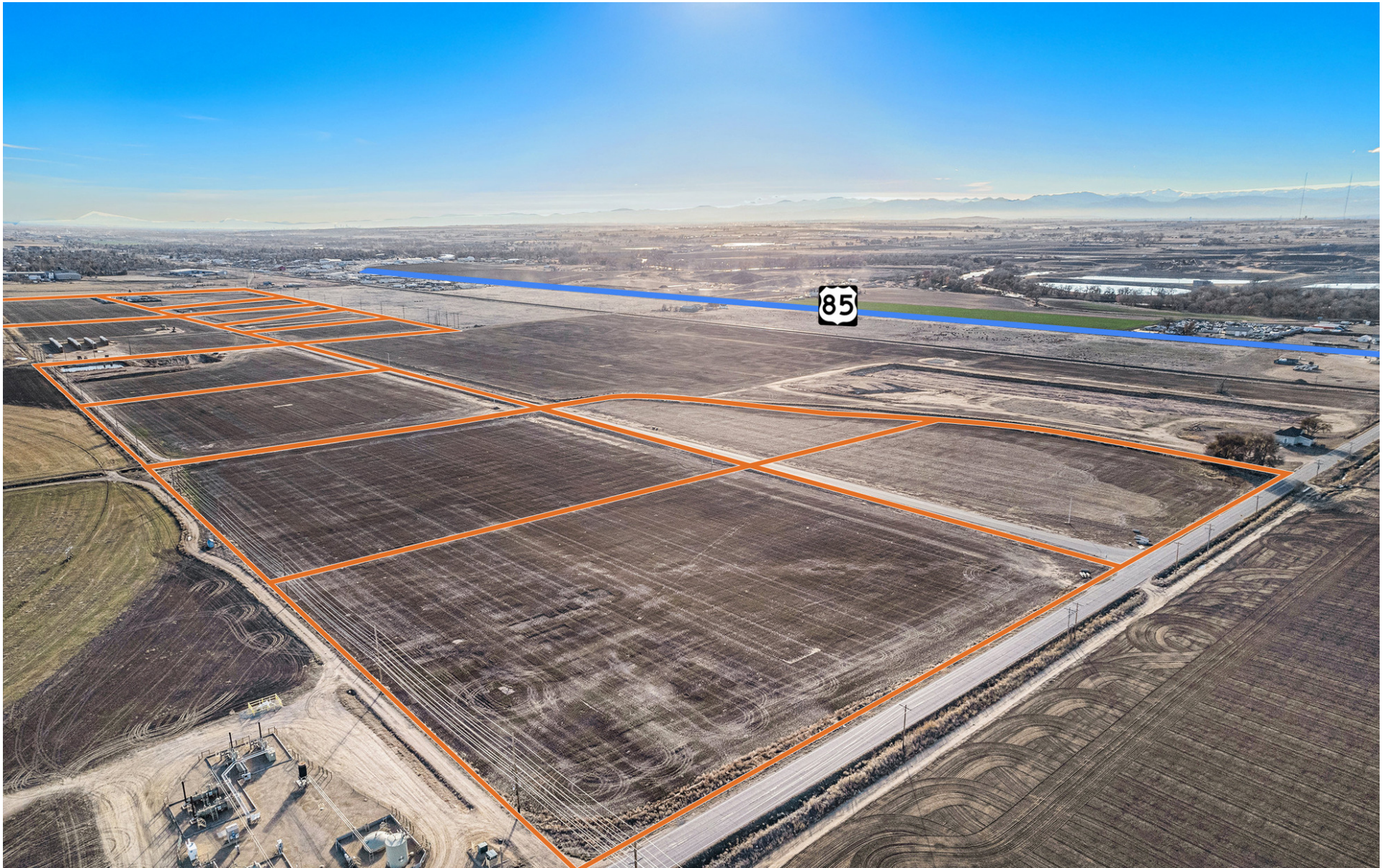


Little  
Caesars

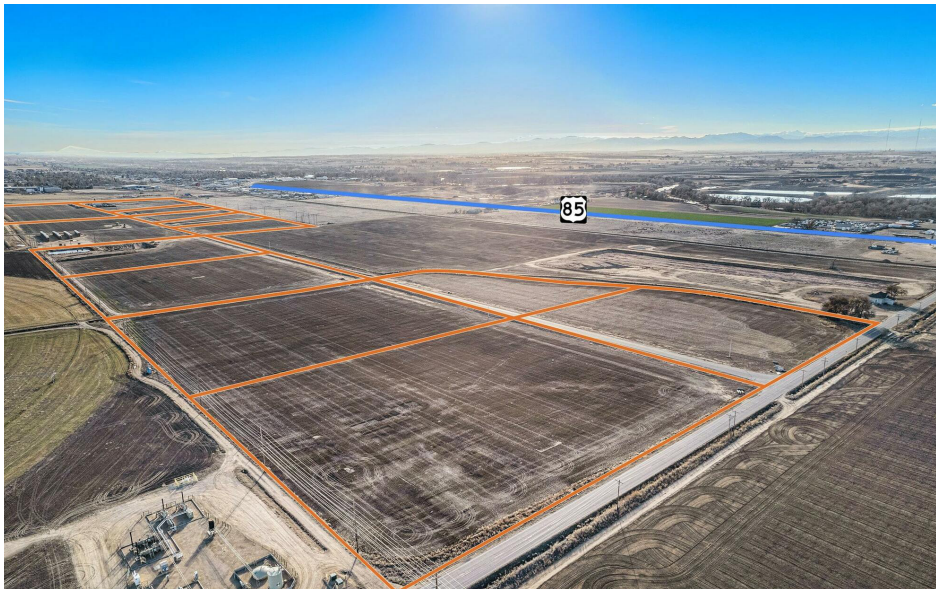
**SUBWAY**

**ACE  
Hardware**











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