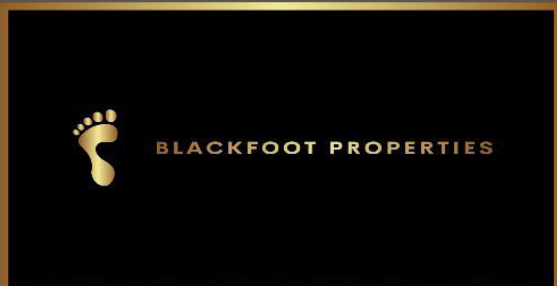


FOR LEASE & SALE
8,000sf- 16,000 SF ON 2.65 ACRES

21323 I-76 Frontage Rd. Weld County



Unincorporated Weld County

Michael Dente
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Jake Cook
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(716) 949-7251
Tom Myers
Tom@ringsbyrealty.com
(303) 892-0115

Property Specs

Site Overview:

Lot Size	2.65 Acres
Total SF	~16,000 sf
Zoning	USR - Industrial/Commercial
Municipality	Weld County
Year Built	2021
Lease Rate	\$18.95/sf
Estimated NNN	\$3.75/sf

- (6) 16'x16' Doors
- Clear Height 18'
- Can be demised into (2) 8,000 sf units
- 400 amps @ 480V with step down transformer
- Climate Controlled
- Ability to lease additional yard space
- I-76 Visibility



Warehouse



Concrete Storage Area

Aerial Map

Map Overview

DRIVE TIMES



Downtown Denver
30 minutes



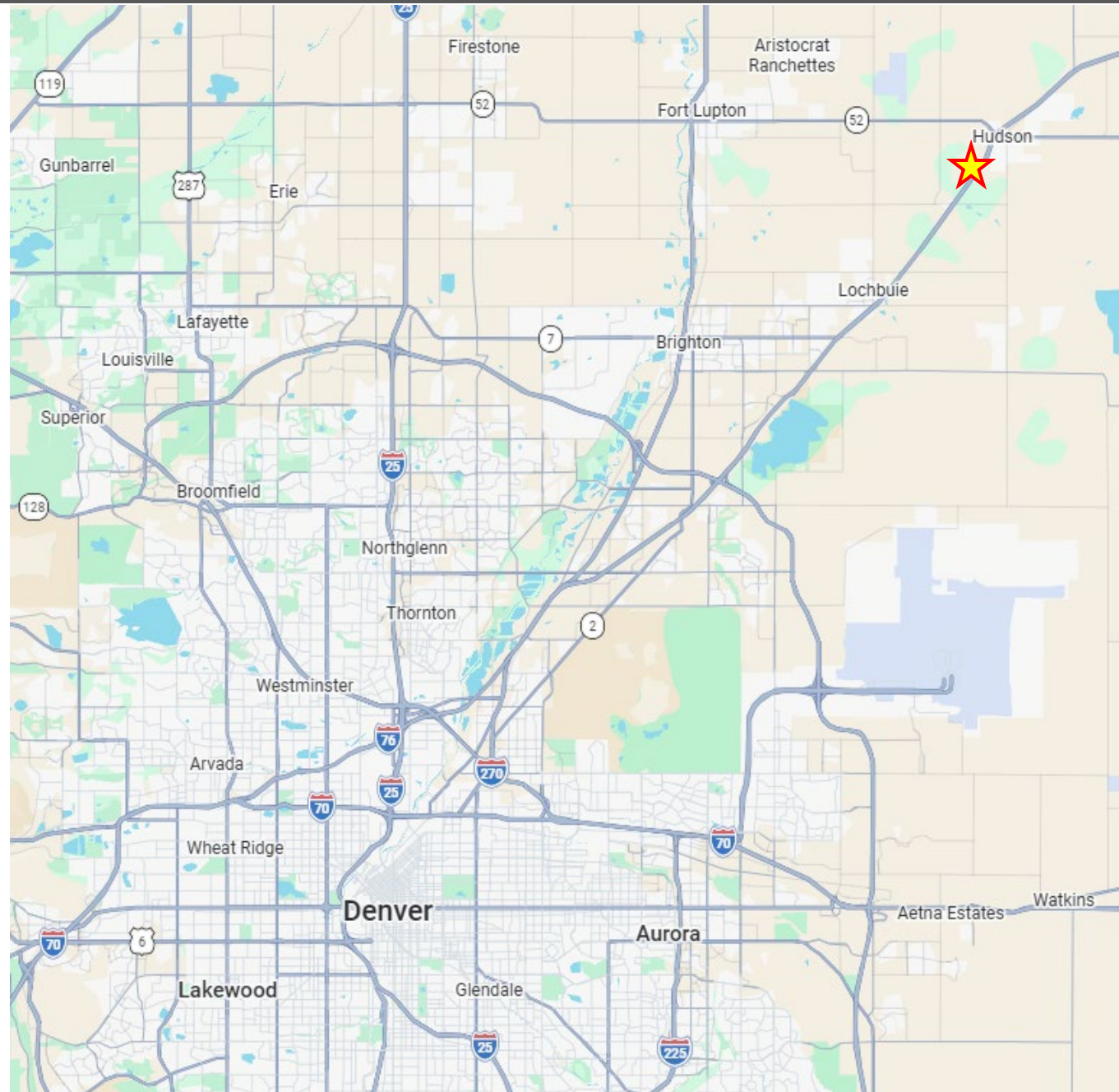
DIA
33 minutes



Commerce City
23 minutes



I-25
23 minutes



21323 I-76 Frontage Rd. Building 200

Unincorporated Weld County 80642



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