



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SALE OR BUILD-TO-SUIT

**465 Jones Ct.,
Erie, CO 80516**

PROPERTY FEATURES:

Lot 1:	1.62 AC
Lot 2:	1.56 AC
Total Land Area:	3.18 AC
Zoning:	Light Industrial (Erie)
Utilities:	In street
SALE PRICE:	\$1,250,000

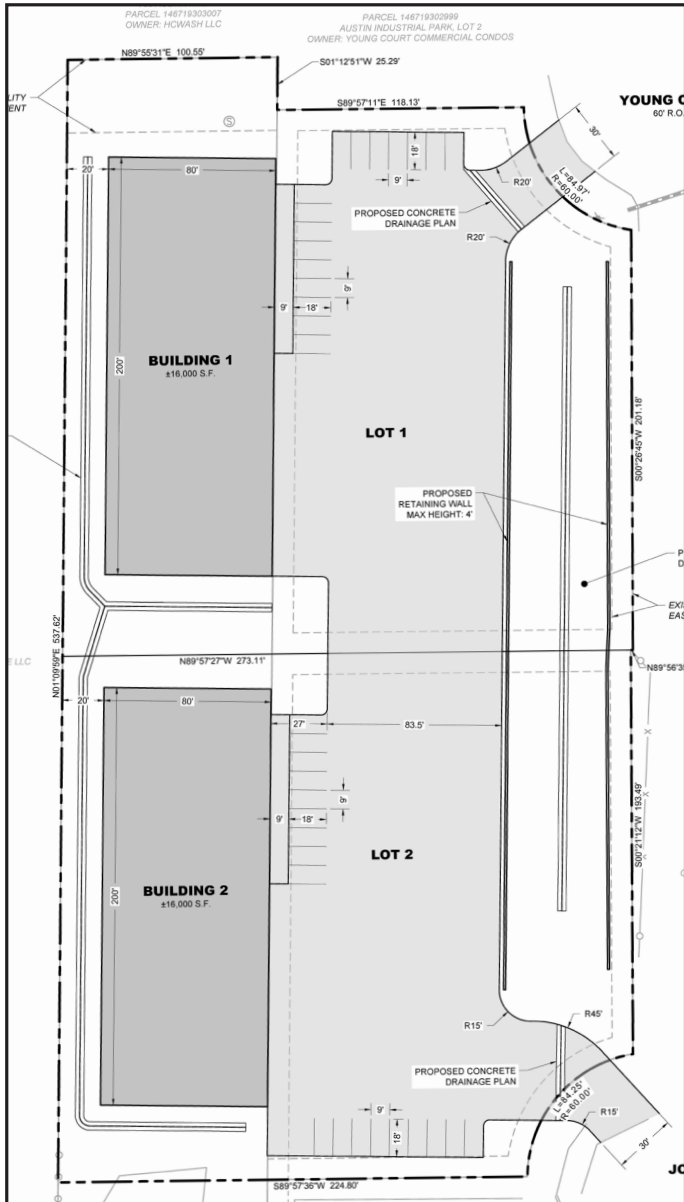
PERMITTED USES:

- Warehouse
- Light manufacturing
- R + D
- Outside Storage



© 2026 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PRELIMINARY BUILD-TO-SUIT PLAN

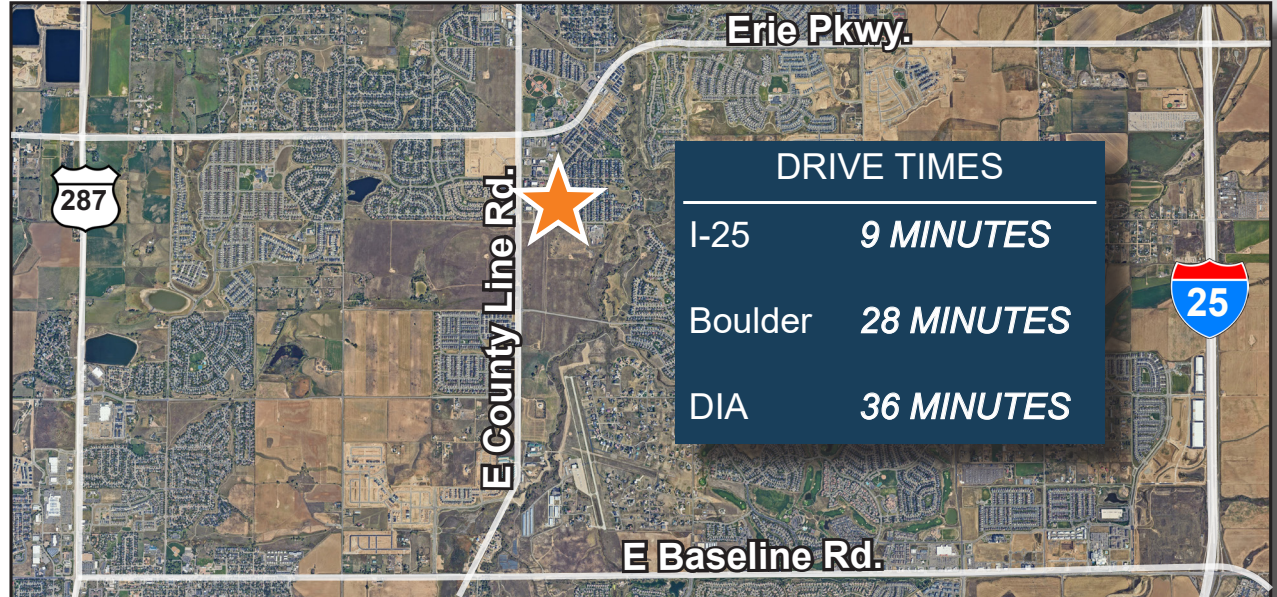


BUILDING 1

- 16,000 SF
- 16 parking spaces
- (2) 16'x16' drive-in doors
- 18'

BUILDING 2

- 16,000 SF
- 9 parking spaces
- (2) 16'x16' drive-in doors
- 18'



AMENITIES IN THE AREA



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Point of Contact:
Jake Cook
jake@ringsbyrealty.com
(303) 892-0118

Tom Myers
tom@ringsbyrealty.com
(303) 892-0115

Michael Dente
michael.dente@kw.com
(720) 841-7275