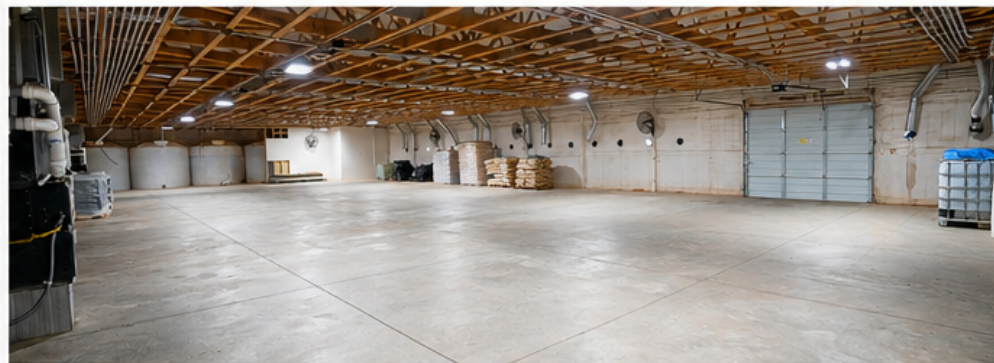


7904 CR 19 FORT LUPTON



THE SPACE AGENCY
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EXCEPTIONAL 35-ACRE COMMERCIAL ESTATE WITH RESIDENTIAL, WAREHOUSE & INDUSTRIAL IMPROVEMENTS

Positioned on a prominent corner parcel in Fort Lupton, this unique 35-acre property offers a rare opportunity for owner-users, investors, contractors, agricultural businesses, and industrial operations seeking a versatile, multi-building campus. Featuring over 21,000 square feet of improvements, the property combines a custom residence, two functional warehouse buildings, expansive outdoor storage, and significant infrastructure to accommodate a wide range of commercial and industrial uses.

The property includes a 4,386-square-foot residence with three bedrooms, four bathrooms, an attached three-car garage, well water, and a private septic system, making it ideal for on-site ownership or employee housing.

The 4,300-square-foot warehouse is equipped with 400-amp electrical service, approximately 2,800 square feet of finished, insulated, and drywalled space, a fire alarm system, and 1,500 square feet with 20-foot clear heights. Multiple drive-in doors, including two oversized RV doors, provide excellent access and operational flexibility. Adjacent 4,100-square-foot concrete pads offer additional outdoor workspace or equipment storage.

The 12,500-square-foot industrial building features 1,000-amp electrical service, seven HVAC units, multiple drive-in doors, and large water storage tanks, making it well suited for many uses.

Additional site improvements include a 3,200-square-foot hoop house, expansive flat acreage suitable for outdoor storage or future expansion, and excellent accessibility from the property's corner location.

Property Highlights

- 35-acre corner parcel
- Three buildings totaling approximately 21,186 SF
- 4,386 SF residence with 3 bedrooms, 4 bathrooms, and attached 3-car garage
- 4,300 SF warehouse with 400-amp power
- 12,500 SF industrial building with 1,000-amp power
- Multiple drive-in and oversized RV doors
- Fire alarm system
- Seven HVAC units
- Approximately 4,100 SF of concrete pads
- 3,200 SF hoop house
- Well water and septic system
- Flat, usable land with room for expansion and outdoor storage

This is an exceptional opportunity to acquire a highly improved, multi-use property with significant infrastructure, abundant acreage, and outstanding flexibility in one of Northern Colorado's growing markets.

Property's zoning Agriculture , Special use permit,
proximity to major highways US-85 or I-25, with connectivity from highway 52.

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PROPERTY DETAILS

35 ACRES
***MODERN & UPDATED* HOUSE**
2 SHOP BUILDINGS
+ 3200 SF HOOP
CORNER LOT
FLAT LAND
UNINCORPORATED WELD COUNTY

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FORT LUPTON

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BUILDING 1 HOUSE

4,386 SF

3 BED AND 4 BATHS

3 CAR GARAGE

MODERN & UPDATED

LANDSCAPED YARD

WELL WATER/ SEPTIC SYSTEM



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BUILDING 2 LARGE WAREHOUSE

12,500 SF

1000 AMP ELECTRICAL POWER

LARGE WATER TANKS FOR STORAGE

DRIVE IN DOORS

MULTIPLE HVAC UNITS



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BUILDING 3

SMALL

WAREHOUSE

4,300 SF

400 AMP ELECTRICAL POWER

LARGE CONCRETE PADS 4100SF

2800 SF OF FINISHED

DRYWALLED AND INSULATED

FIRE ALARM SYSTEM

LARGE 20' CLEAR HEIGHT IN

1,500 SF; 2- LARGE RV DRIVE-

IN DOORS

MULTIPLE DRIVING DOORS



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