

INDUSTRIAL LAND FOR SALE OR LEASE

MountainTRAX

22744 County Road 33, LaSalle, CO 80645



AVAILABLE LOT SIZE: 1.00 - 32.51 ACRES

SALE PRICE: \$4.00 - \$5.50/SF | **LEASE RATE:** \$1,500 - \$3,500/ACRE/MONTH NNN

228-acre rail-served industrial park 50 minutes north of Denver and less than 10 minutes south of Greeley. MountainTRAX industrial park offers over 100 acres of Union Pacific Class I Rail line access and over 150 acres of heavy industrial-zoned land ready for storage or development at the center of the Oil & Gas Industrial Hub in Colorado. I-3 Heavy Industrial zoning and covenants allow for a very wide range of uses.

[Click Here for Allowed Uses](#)

The park offers land lease, sale, and build to suit options on and off the rail line which can include private rail spurs.

MountainTRAX works closely with officials through the permitting process to provide an efficient turnaround on construction, so come with your requirements to see what [MountainTRAX](#) has to offer.

UTILITIES

Water:	Central Weld
Sewer:	Septic
Electric:	Xcel Energy
Gas:	Atmos Energy



CONTACT

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