

# 11600 WASATCH ROAD

LONGMONT, CO 80504

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## FORMER MOLSON-COORS PROCESSING & STORAGE FACILITY

High-capacity grain cleaning and dust collection systems

Central pneumatic system & state-of-the-art electronic grain & hazard monitoring

Approximately 150 million lbs of grain storage capacity

## PURPOSE-BUILT FOR HIGH-VOLUME

Dual load-in/load-out capabilities

Active rail spur on BNSF main line

2 certified 70' scales (semi-truck and rail-car)

## MULTI-COMMODITY OPERATIONS

Organic-ready infrastructure designed for clean separation and advanced monitoring, ideal for organic-certified or specialty commodity operations

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**Sale Price:** \$5,500,000

**Lease Rate:** \$50,000/month gross

**Zoning:** Agricultural (Boulder County)

**Parcel Size:** 17.6 acres

**Building Size:** 112,000 SF across 4 buildings

**Capacity:** approx. 3,125,000 bu

**Rail:** BNSF main line spur

20-30 rail car capacity



*All information provided is deemed reliable, but is not guaranteed and should be independently verified.*

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6,700 sq ft elevator building with bridge for overhead conveyor transport of grain to storage facility and underground conveyor system for grain export. This building is truck, tractor, and rail car friendly.



100,000 + sq ft of advanced, flat grain storage capable of holding approximately 150 million lbs of grain or bulk commodities, with multiple temperature probes and in-floor aeration for optimal preservation.



**LEFT:** 780 amps of power supplied by PVREA. Fully integrated operational systems maintained to the highest standards, requiring minimal on-site labor while offering maximum control.

**RIGHT:** High-capacity grain cleaning and dust collection systems to protect product quality while reducing loss and contamination.



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11600 Wasatch Road is a turnkey solution for large-scale grain and commodity handling designed with the needs of modern agricultural producers, processors, and co-ops in mind. This property combines high capacity with operational efficiency and rail connectivity, making it a rare and valuable asset in today's market.

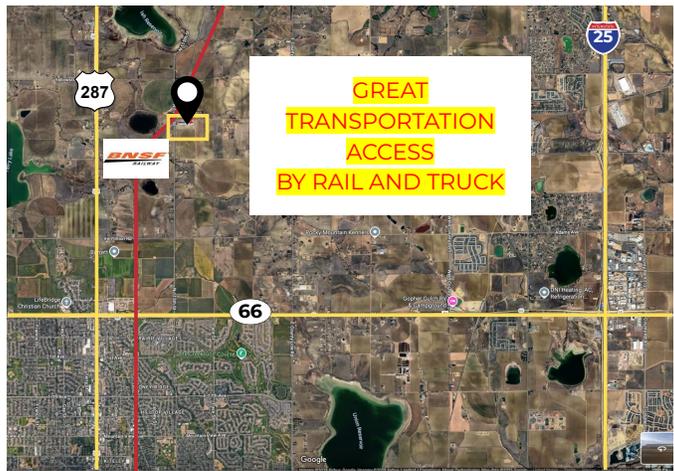
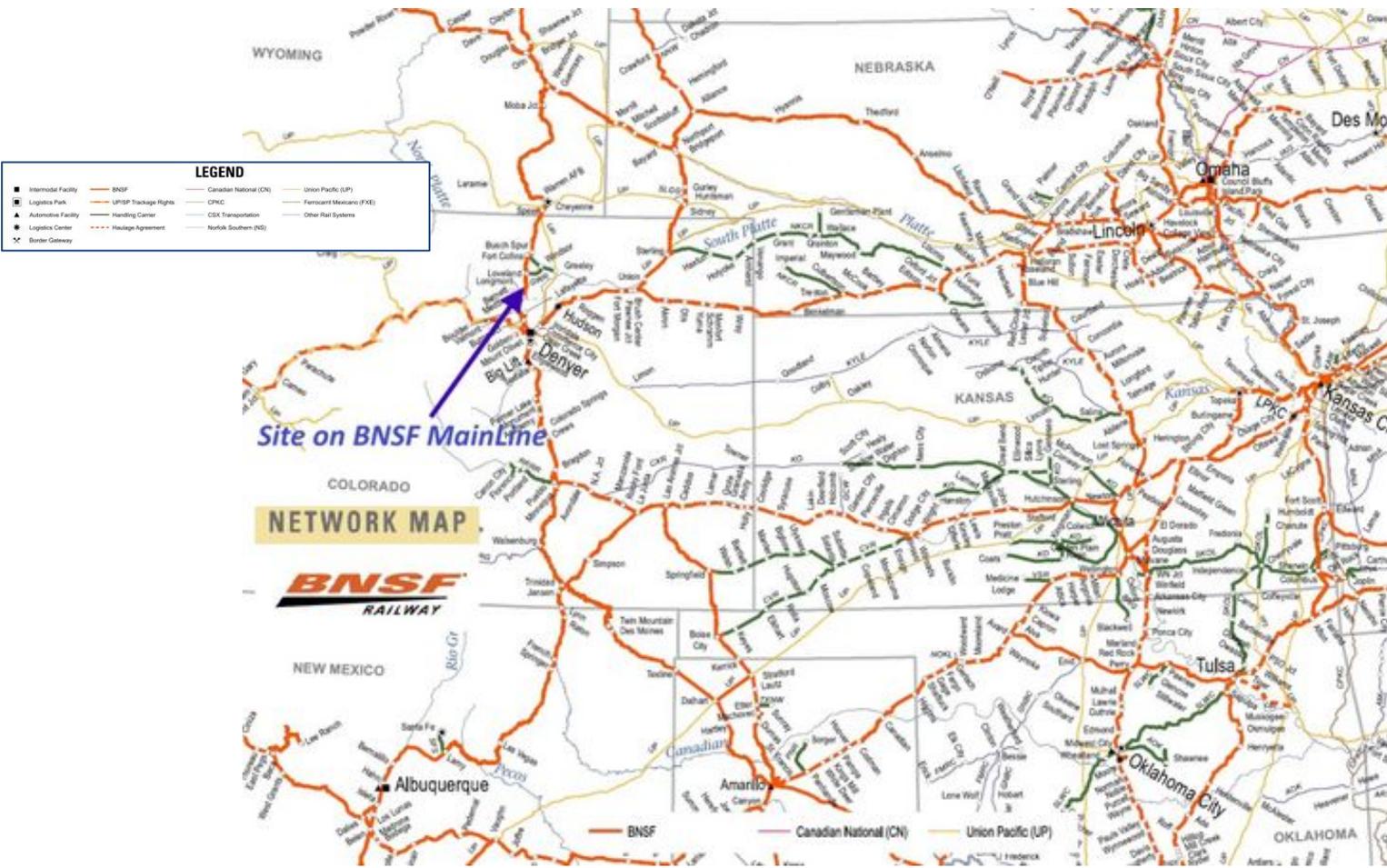
Boulder County Agricultural Zoning lists additional principal permitted uses which include (per Boulder County Land Use Code 8/22/24):

- Commercial Nursery
- Equestrian Center
- Kennel
- Park and/or Playfield for day use
- Single Unit Dwelling
- Veterinary Clinic
- Telecommunications Facility
- Utility Service Facility



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CITY/ LOCATION	Miles from Site	Direction
I-25	5.7	east
Loveland, CO	13	north
Boulder, CO	17	southwest
Denver, CO	42	south
Cheyenne, WY	70	north
Santa Fe, NM	320	south
Whitman, NE	330	northeast
Billings, MT	589	northwest
Pocatello, ID	617	northwest



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