

STEELWAVE JUNCTION



STEELWAVE JUNCTION, a new 146 AC heavy industrial and mixed-use business park development by Slate Group in Keenesburg, Colorado offers users or investors a desirable opportunity that captures most all commercial use cases alongside industrial outdoor storage in one location.

- Strategically located with access to major arterial roadways to the greater Denver and Front Range area or connect to BNSF's North America transloading network within minutes
- Annexed into Town of Keenesburg, fully permitted, entitled, utilities on site, shovel ready
- (1) 6,000 SF, (1) 10,000 SF, and (1) 12,000 SF spec buildings to be delivered by Slate Group negotiated separately
- Over 10,000+ new homes in development around Keenesburg
- Nearby BNSF's 20M SF, 2,100 AC Weld County Intermodal facility bringing 10-20k jobs, one of Colorado's largest new economic developments

PROPERTY OVERVIEW

| | |
|--------------------------------------|--|
| SITE PRICE | \$9,550,000 (\$65k/AC) |
| SITE SIZE | 146.7 Acres |
| AVAILABLE SF FOR SALE / LEASE | B2 L4: 8,000 SF / 2.66 AC \$1,675,000 (\$209/SF) \$13.00/SF NNN |
| AVAILABLE LOTS (PHASE ONE) | 31 Lots 1-4+ AC (\$130-150k/AC) 67 AC |
| AVAILABLE LAND (PHASE TWO) | 60 AC Not Platted |
| BUILD TO SUIT | 3,000 – 200,000 SF (Industrial SIPs) |
| FOR LEASE TERM | 3-15 Years |
| COUNTY | Weld County |
| ZONING | (HI) Heavy Industrial District |
| USES | Industrial with outdoor storage, Retail, Office, Specialty, Commercial Live/Work |
| UTILITIES ON SITE | <ul style="list-style-type: none"> • Water: Town of Keenesburg • Power: 3-Phase (United Power) • Septic: Resource Colorado • Gas: Atmos Energy |

Colorado
Group

FOR MORE INFORMATION

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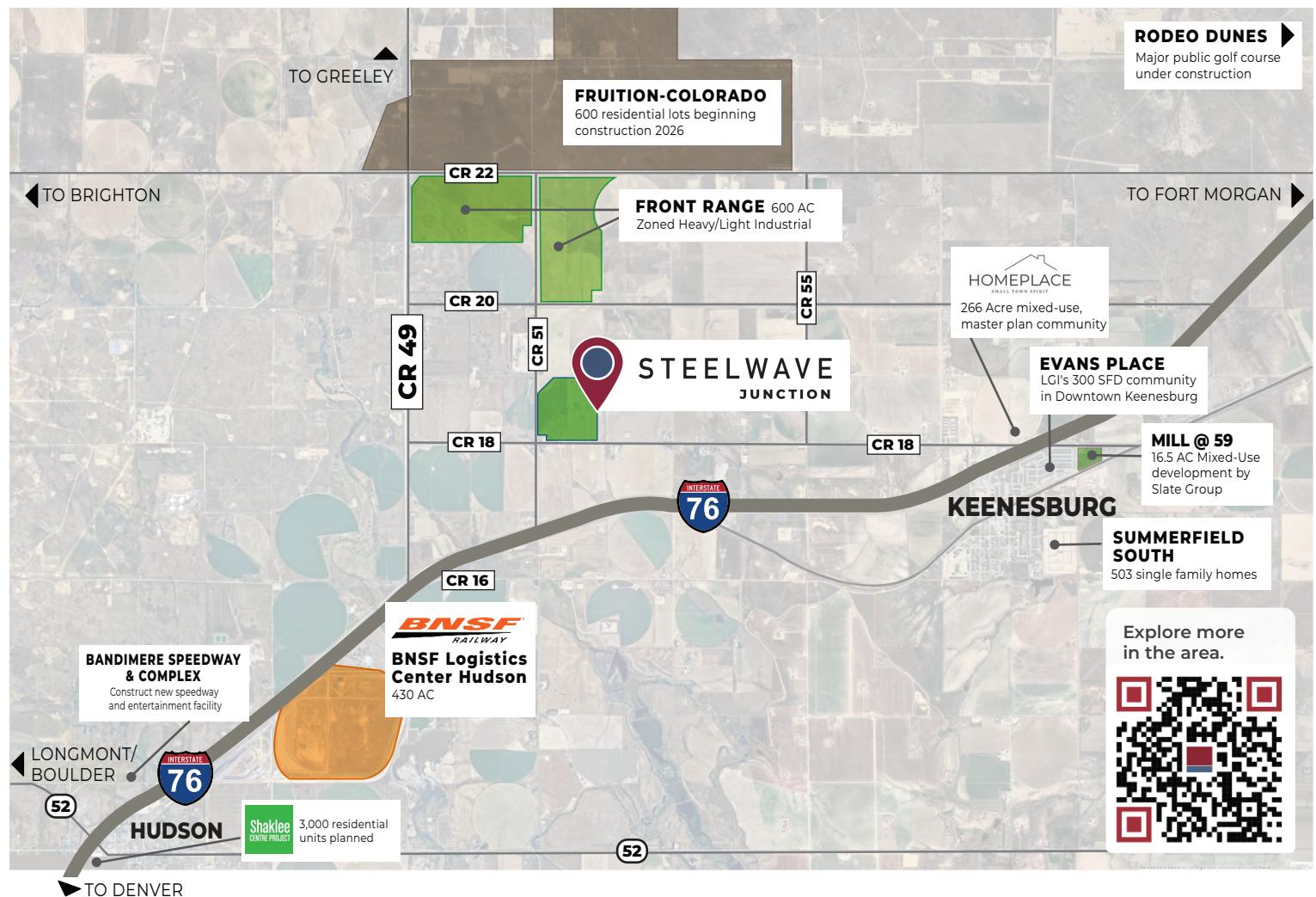


HEAVY INDUSTRIAL BUSINESS PARK

25175 CO RD 18, Keenesburg, Colorado 80643

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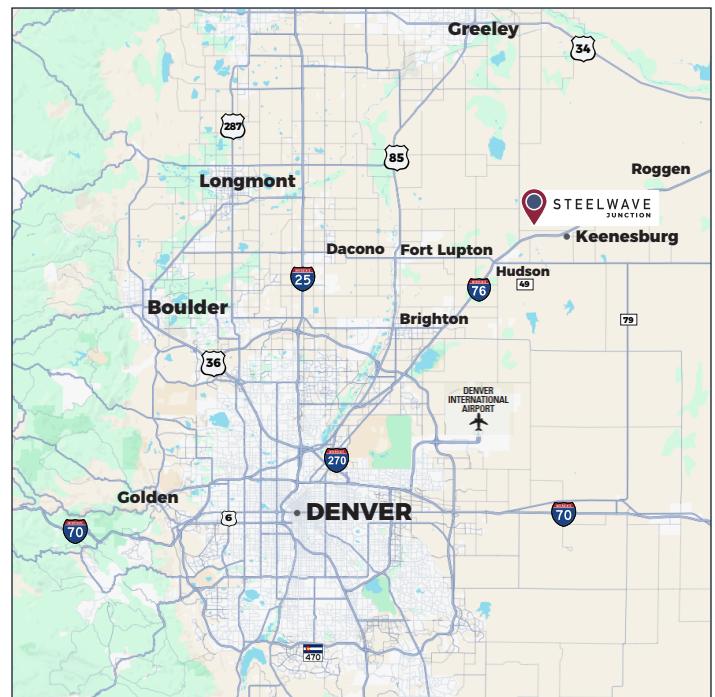
AREA MAP



TRAVEL TIMES

| | |
|---|-------------|
| I-76, CR-49 | < 2 Minutes |
| Main St. Keenesburg, Hwy 52, Hudson BNSF, Bandimere | 5 Minutes |
| Lochbuie, Roggen, Rodeo Dunes | 15 Minutes |
| Brighton, Fort Lupton, Wiggins | 20 Minutes |
| Denver, DIA, Commerce City, Erie, Dacono, Greeley | 30 Minutes |
| Longmont, Boulder, Fort Morgan, Golden | 45 Minutes |
| Fort Collins, Castle Rock, Idaho Springs | 1 Hour |

REGIONAL MAP



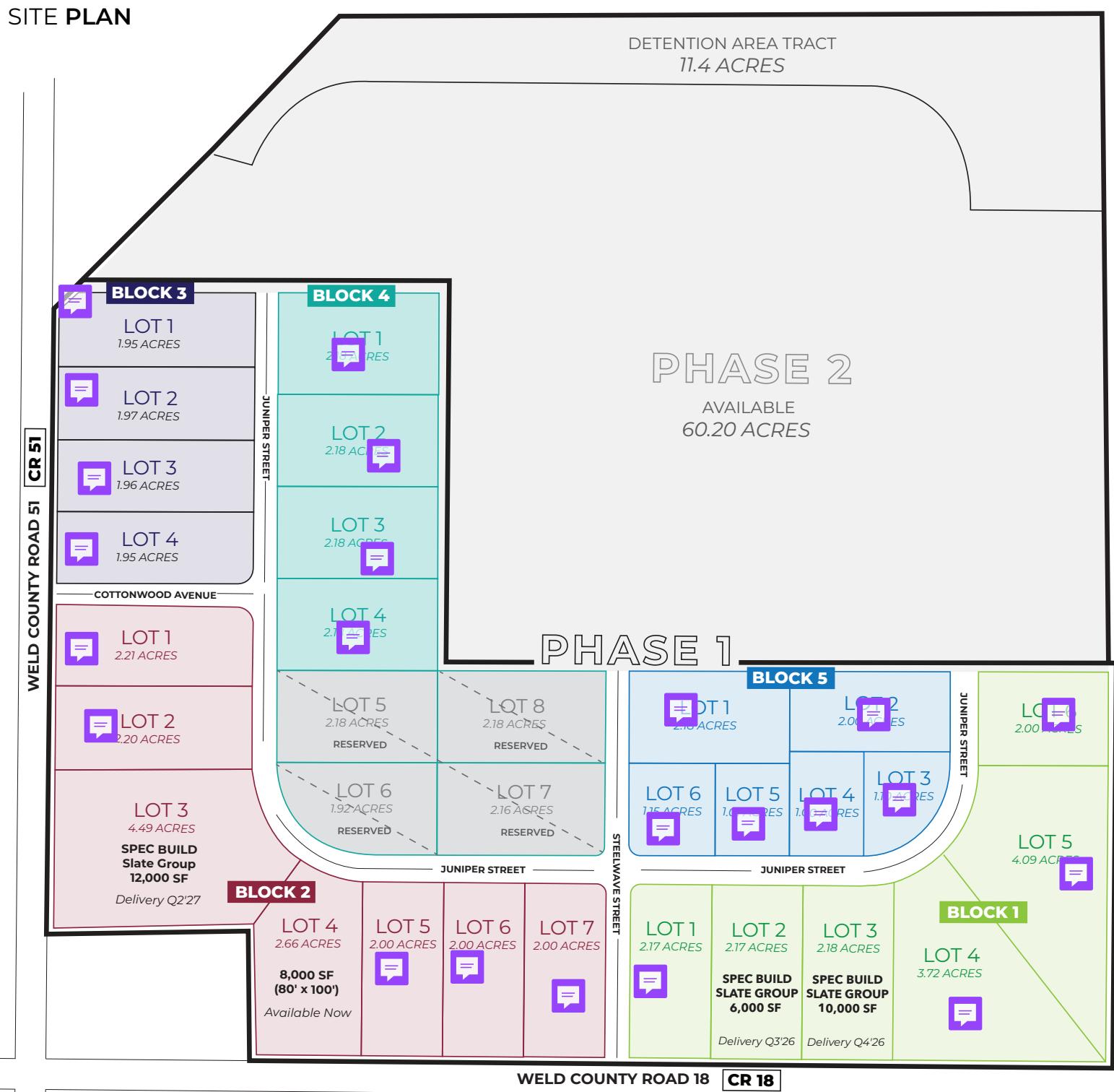
For a complete disclaimer, please see page one of this brochure.

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SITE PLAN



For a complete disclaimer, please see page one of this brochure.

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PROPERTY PHOTOS

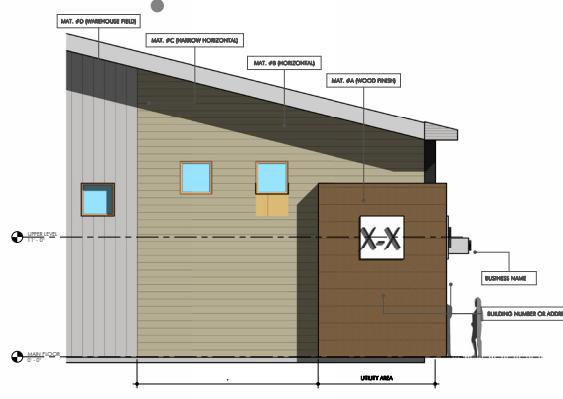


BLOCK 2, LOT 4:
8,000 SF / 2.66 AC

 CLICK HERE FOR
AERIAL TOUR



Entry Building Facade Plans



Building Facade Plans

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