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TOUR

RAIL-SERVED INDUSTRIAL
OR FOOD PROCESSING
WITH OUTDOOR STORAGE
FOR SALE OR LEASE

525 E Railroad Ave
Keenesburg, CO 80643

PROPERTY HIGHLIGHTS

525 Railroad offers flexible industrial space across two levels that accommodates shipping & receiving by truck and rail and sits on over two acres of land with an 18-car rail spur.

Functional open layout and versatile zoning caters to a wide range of use cases including manufacturing, logistics, vehicles & equipment sales, industrial outdoor storage, and office-warehouse uses with infrastructure equipped for food processing or cold storage. Please call Broker for more information.

- Many industrial grade amenities, and heavy power rating
- Food processing capable with epoxy floors, floor drains, grease trap, FRP paneling, cold air-chilled lower level, walk-in freezer shell, double sink
- Two large office spaces, kitchenette, LED lights, M/F bathrooms, reception with A/C
- 2023 Renovations throughout
- Large outdoor yard for storage and loading
- Excellent highway access: 2-minutes to I-76, 30-minutes to Denver, DIA. 10-Minutes to BNSF's planned 20M SF Weld County Intermodal Facility

| | |
|-----------------------------|--|
| Sale Price | \$2,250,000 (\$117/SF) |
| Lease Rate | Negotiable |
| Building Size | 19,200 SF |
| Site Size | 2.11 Acres (91,752 SF) |
| Year Built/Renovated | 1945/2023 |
| Rail Spur | 18 Car + BNSF Right of Way |
| Main Level | 9,600 SF (1,045 SF office) |
| Lower Level | 9,600 SF (10'x12' columns) |
| Main Loading | (3) 8'x10' Dock-High, (1) 8'x10' Garage, (4) 8'x10' Rail Docks |
| Lower loading | (2) 10'x12' Roll-Up Doors |
| Electrical | 3-Phase, 480V, 1,600 Amps |
| Taxes | \$17,143 |
| Zoning | LI-Industrial (Weld) |

**FOR
MORE
INFORMATION**



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RAIL-SERVED INDUSTRIAL OR FOOD PROCESSING W/OUTDOOR STORAGE
525 Railroad Avenue, Keenesburg, CO 80643



PROPERTY PHOTOS



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

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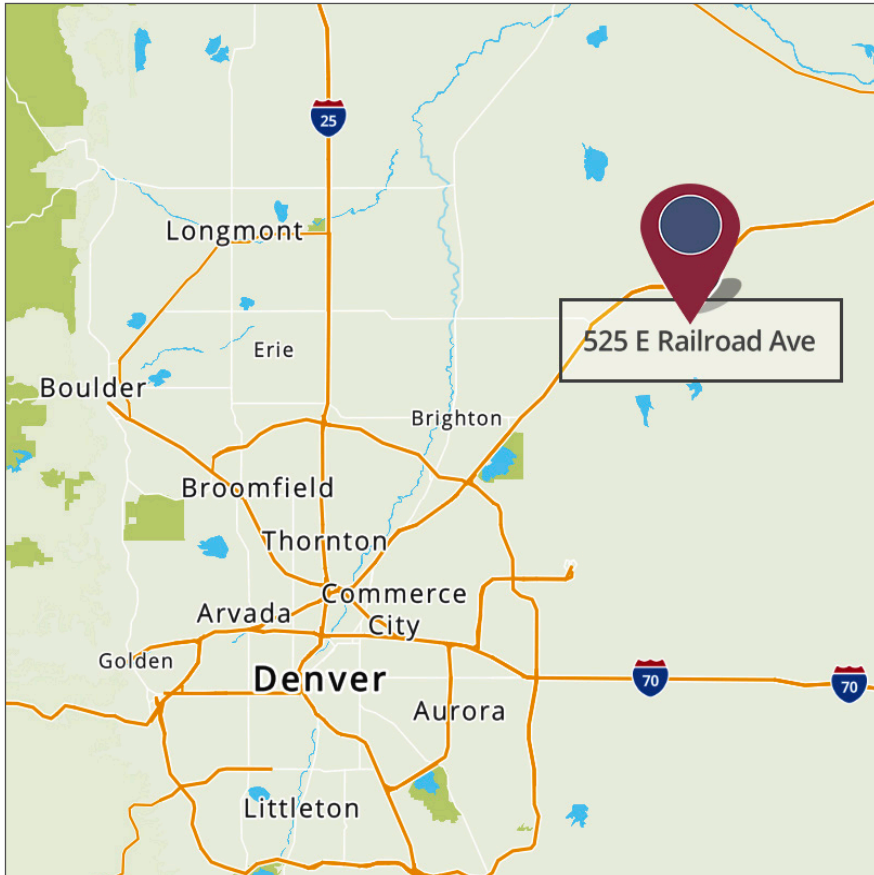
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PROPERTY LOCATION

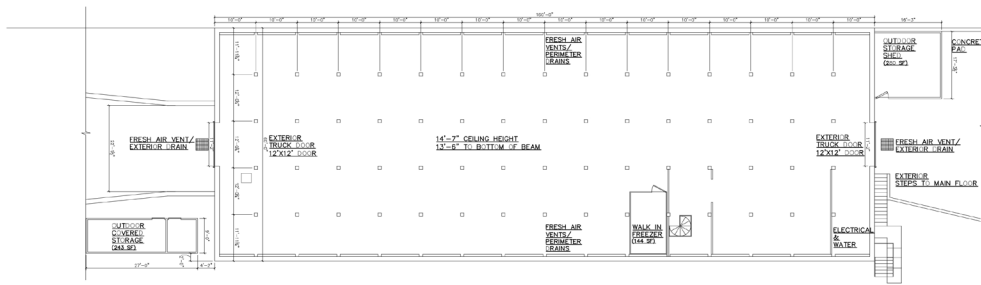


| APPROXIMATE TRAVEL TIMES | |
|--------------------------------------|------------|
| I-76, HWY-52 | <5 Minutes |
| Hudson, Hudson BNSF Logistics Center | 10 Minutes |
| Brighton, Fort Lupton, US-85 | 20 Minutes |
| Denver, DIA, Fort Morgan | 30 Minutes |

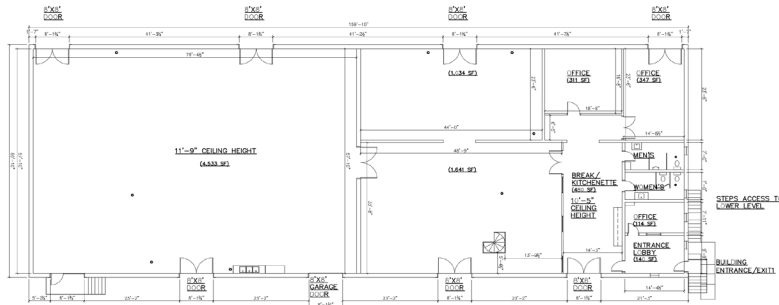


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PROPERTY LAYOUT



EXISTING LOWER FLOOR
525 E Railroad Ave
Keenesburg, CO 80643 04/17/2024
TOTAL SQUARE FOOTAGE OF FLOOR: 9630 SF

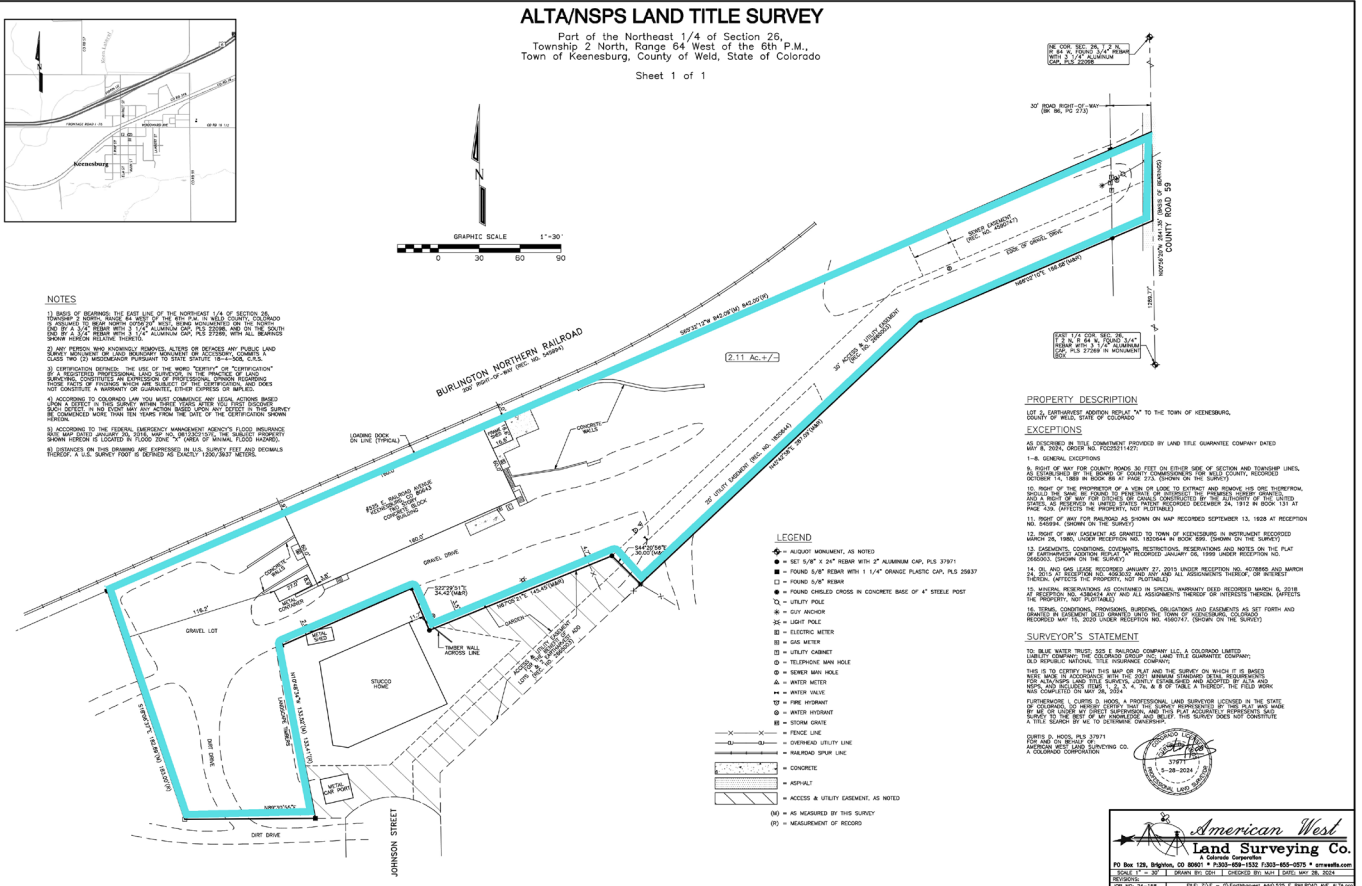


EXISTING MAIN FLOOR
525 E Railroad Ave
Keenesburg, CO 80643 04/17/2024
TOTAL SQUARE FOOTAGE OF FLOOR: 9630 SF



ALTA/NSPS LAND TITLE SURVEY

Part of the Northeast 1/4 of Section 26,
Township 2 North, Range 64 West of the 6th P.M.,
Town of Keenesburg, County of Weld, State of Colorado
Sheet 1 of 1



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