

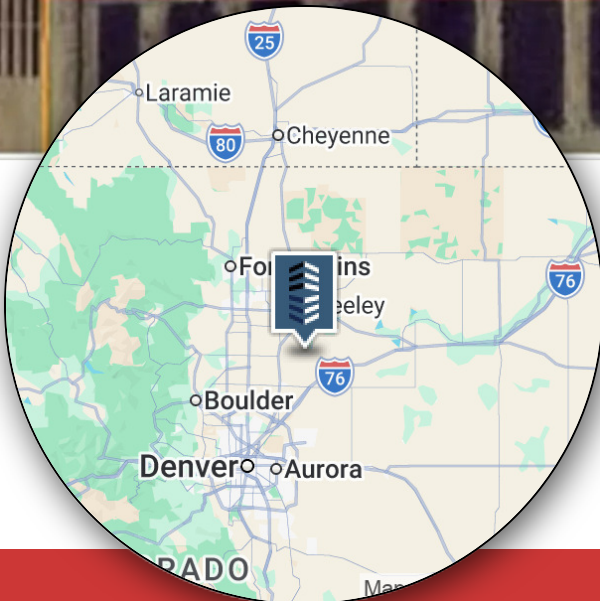


1-15 ACRES FOR SALE/LEASE

Industrial Storage Yard For Sale/Lease

12433 County Road 41 | Hudson, CO 80642

5-15 Acres for Sale/Lease



Weld County GIS | Maxar

Salvage USR Approved!

CONTACT:

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SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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OFFERING SUMMARY

Available:	1 - 15 Acres
Lease Rate:	\$2,000.00 Acre/month (Gross)
Term:	Negotiable
Total Lot Size:	39.83 Acres
APN #:	121332000021
Zoning:	I-3 Heavy Industrial

PROPERTY HIGHLIGHTS

- I-3 heavy industrial site in Hudson, CO
- Salvage USR approved!
- Great opportunity for an owner/user with income in place!
- Located just 40 minutes from downtown Denver, CO
- Just 10 minutes from Highway 76 (exit 31) in Hudson, CO
- 1-15 acres for lease, \$1,000-\$2,000 per acre depending upon terms negotiated
- 5-15 acres for sale on a 99-year land lease, just \$650,000 per five-acre parcel!



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