

Downtown
Denver

STEELWAVE JUNCTION



BNSF Hudson

CR-52

CR-49 Kersey Rd (Weld County Parkway)

I-76 Fort Morgan/Denver

Keenesburg

CR-18

CR-51

HEAVY INDUSTRIAL BUSINESS PARK FOR SALE

25175 CO RD 18, Keenesburg, CO 80643

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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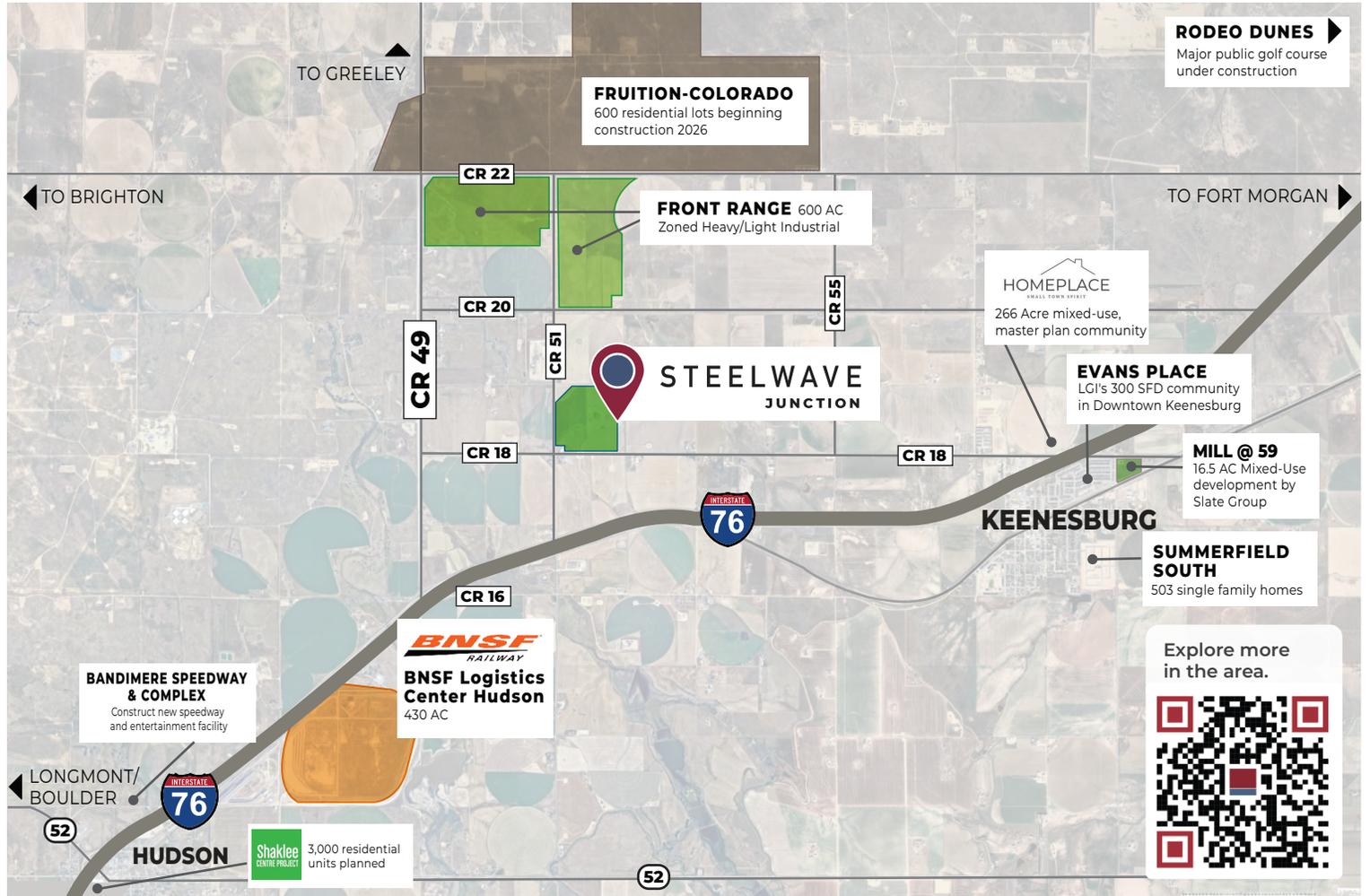
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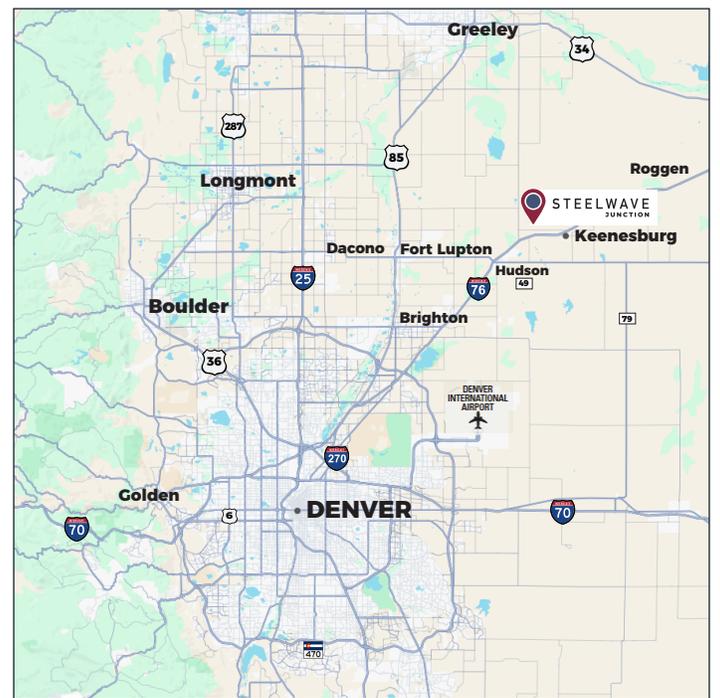


AREA MAP



Explore more in the area.

REGIONAL 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

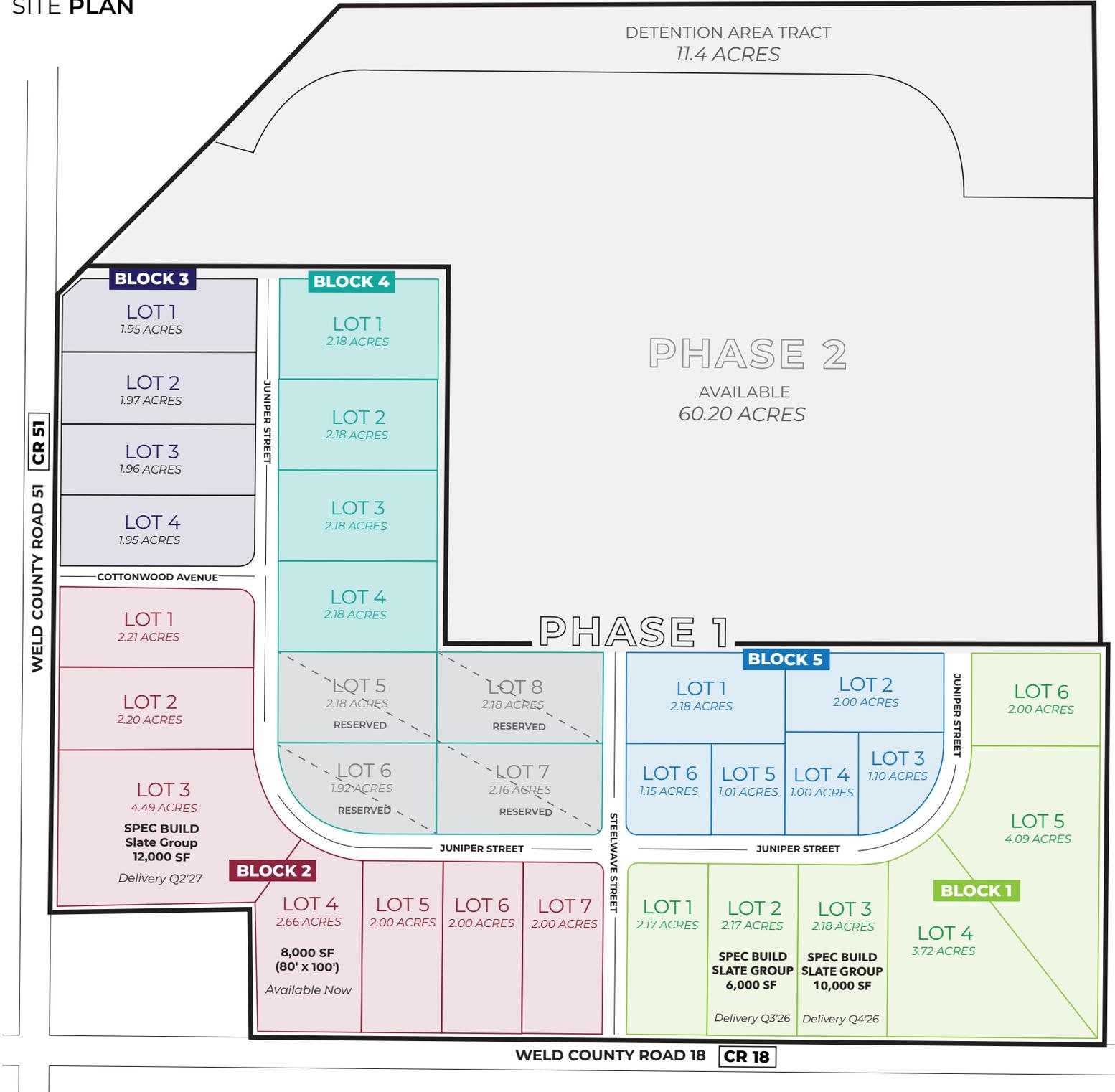
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SITE PLAN



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PROPERTY PHOTOS

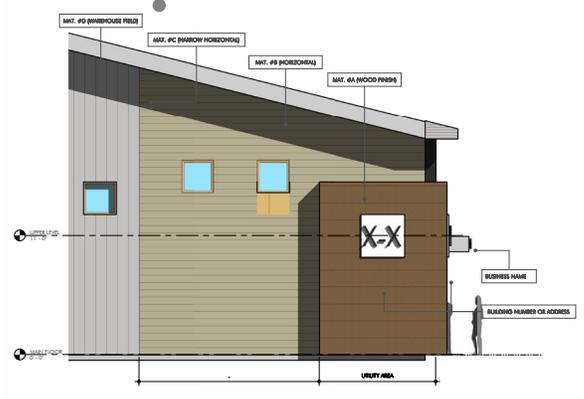


[CLICK HERE FOR AERIAL TOUR](#)

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



Entry Building Facade Plans



Building Facade Plans

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