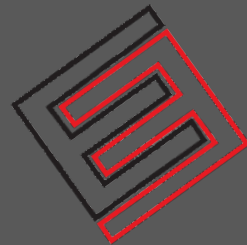
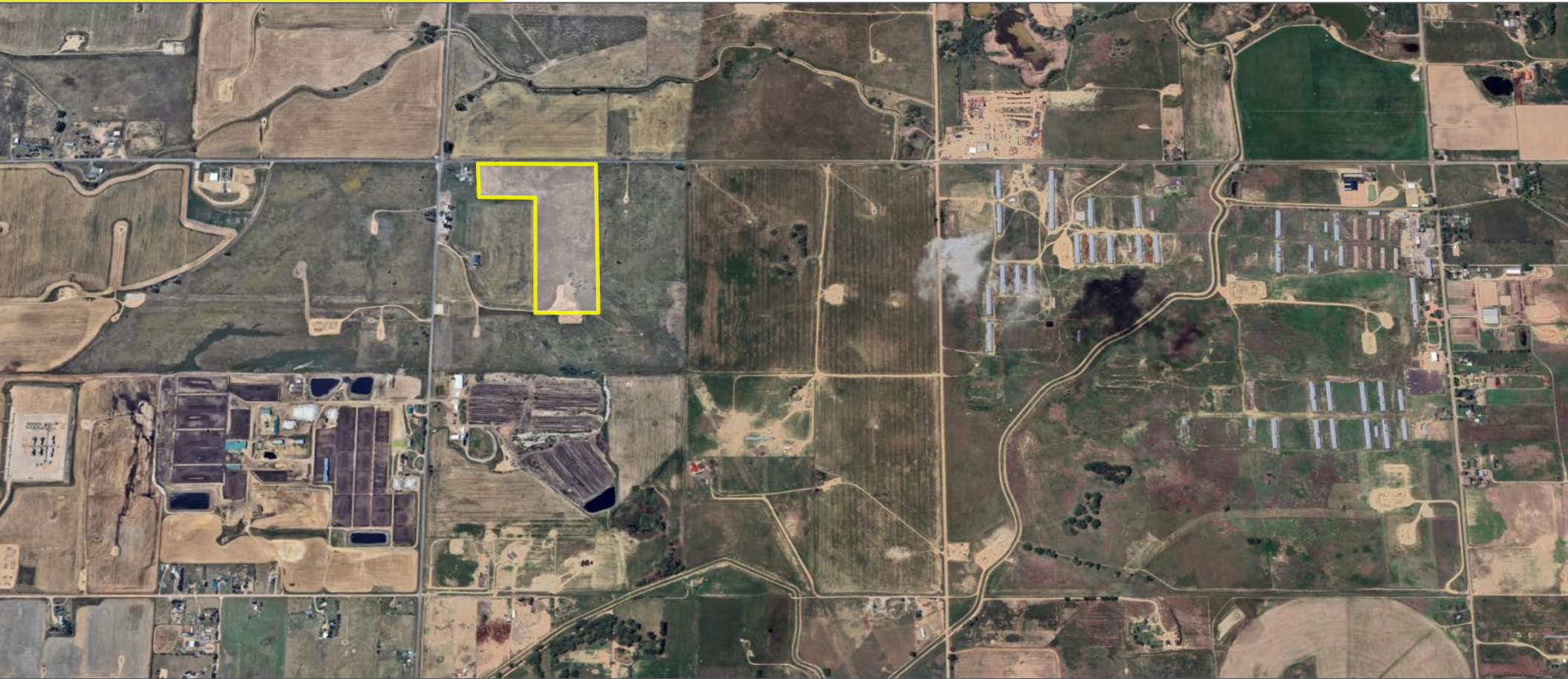


# CR-19 Heavy Outdoor Storage - For Sale

WELD COUNTY, COLORADO 80603



**ELEVATED**  
EXCAVATING

## KOI Logistics - Industrial Outdoor Storage

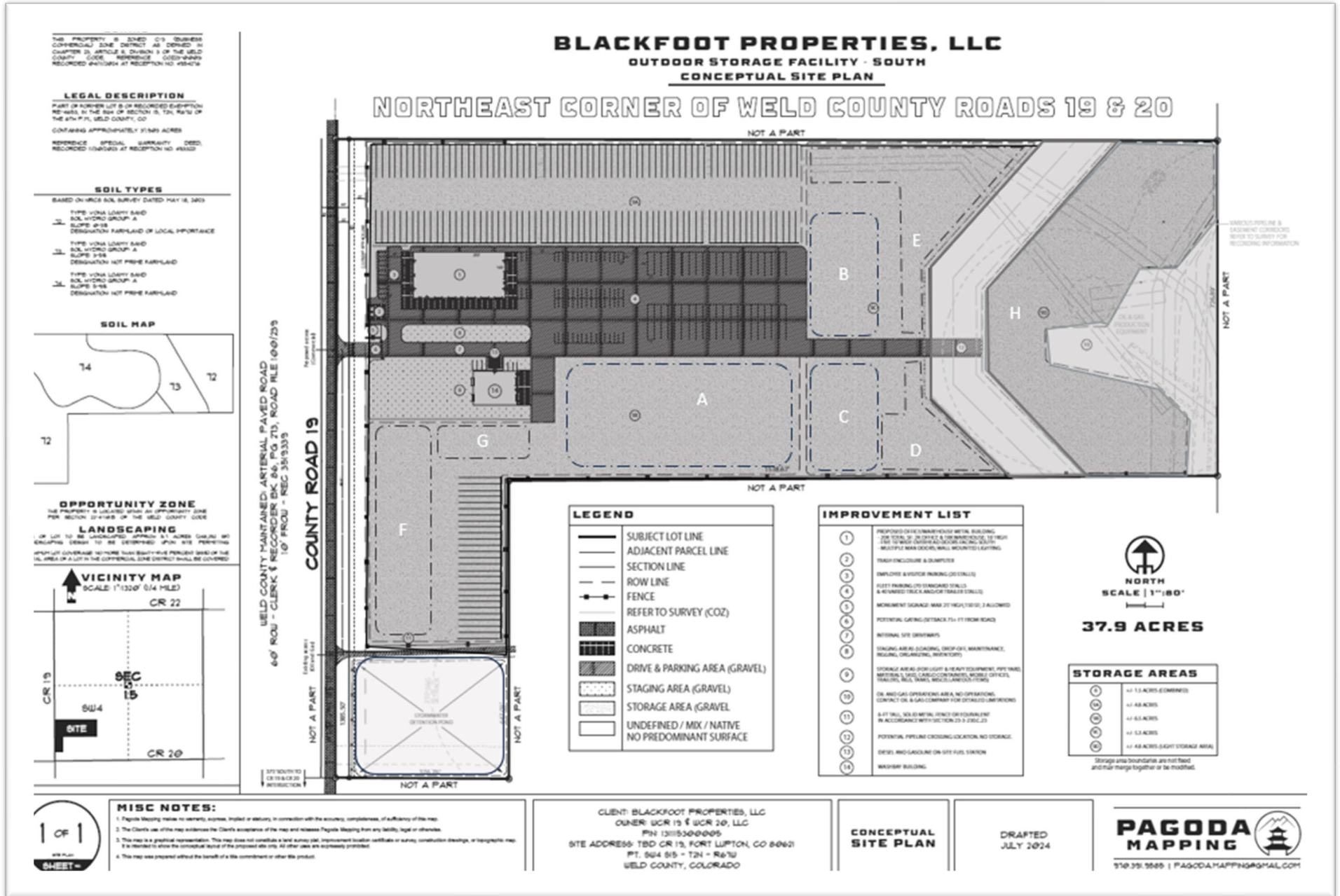
**Property Size**  
37.9 Acres

**Zoning**  
Heavy Commercial



# Concept Site Plan

## Concept Site Plan



# Property Breakdown

## Property Specs

### Site Overview:

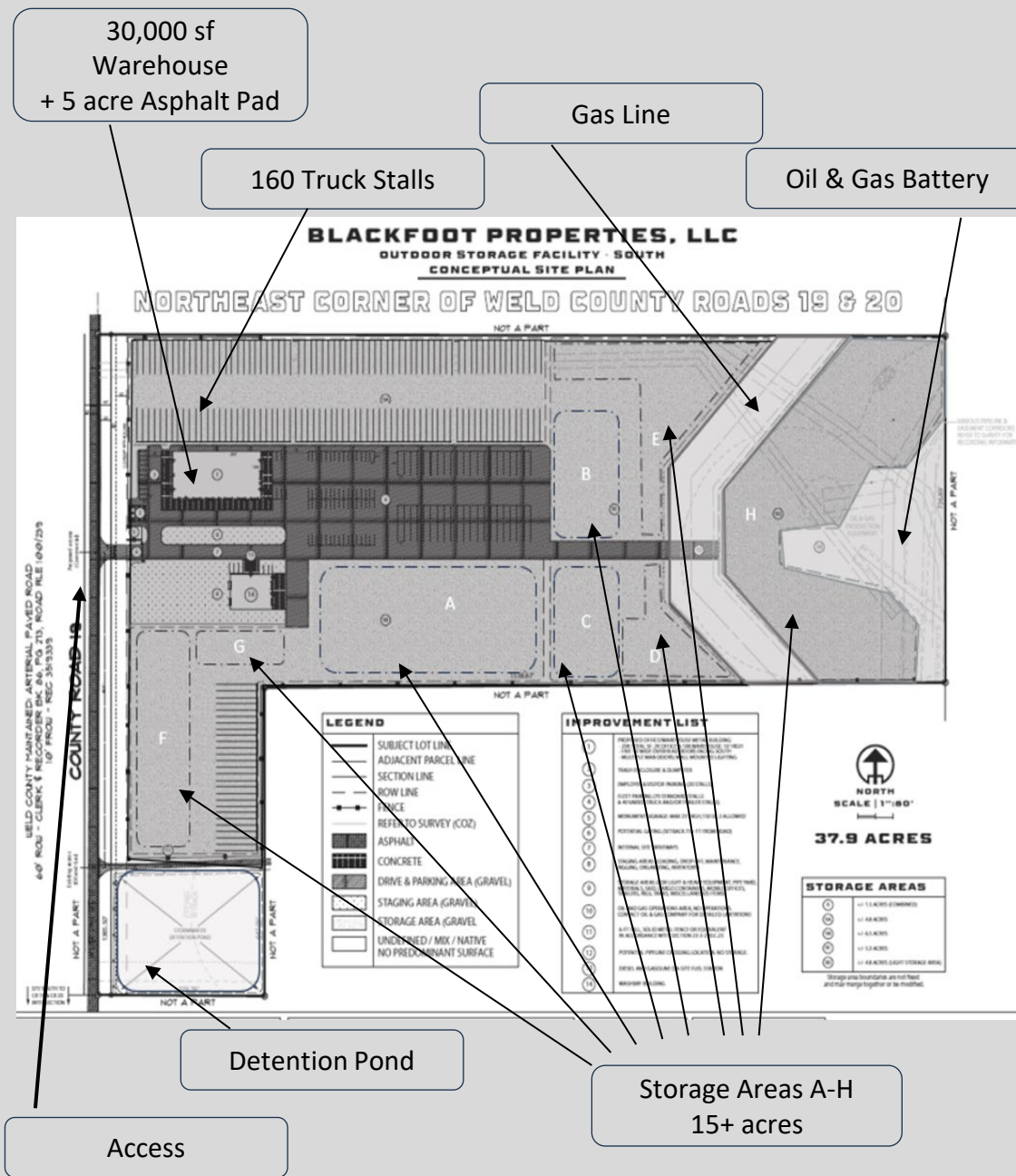
Size	37.9 Acres
Zoning	C-3
Water	Central Weld Water
Power	3 Phase
Municipality	Unincorporated Weld

37.8 acres of Heavy Outdoor Storage ground in unincorporated Weld County. This property has quick access to HWY-52, HWY-119, and HWY-66. Perfect site for an owner user with outdoor storage needs. Property has potential to be subdivided to up to 9 buildable lots.

Property has public Water through Central Weld Water District. There is an 8" water line in CR-19. 3 Phase Power runs along CR-19. Xcel Gas line in close proximity.

### Examples of C-3 Uses:

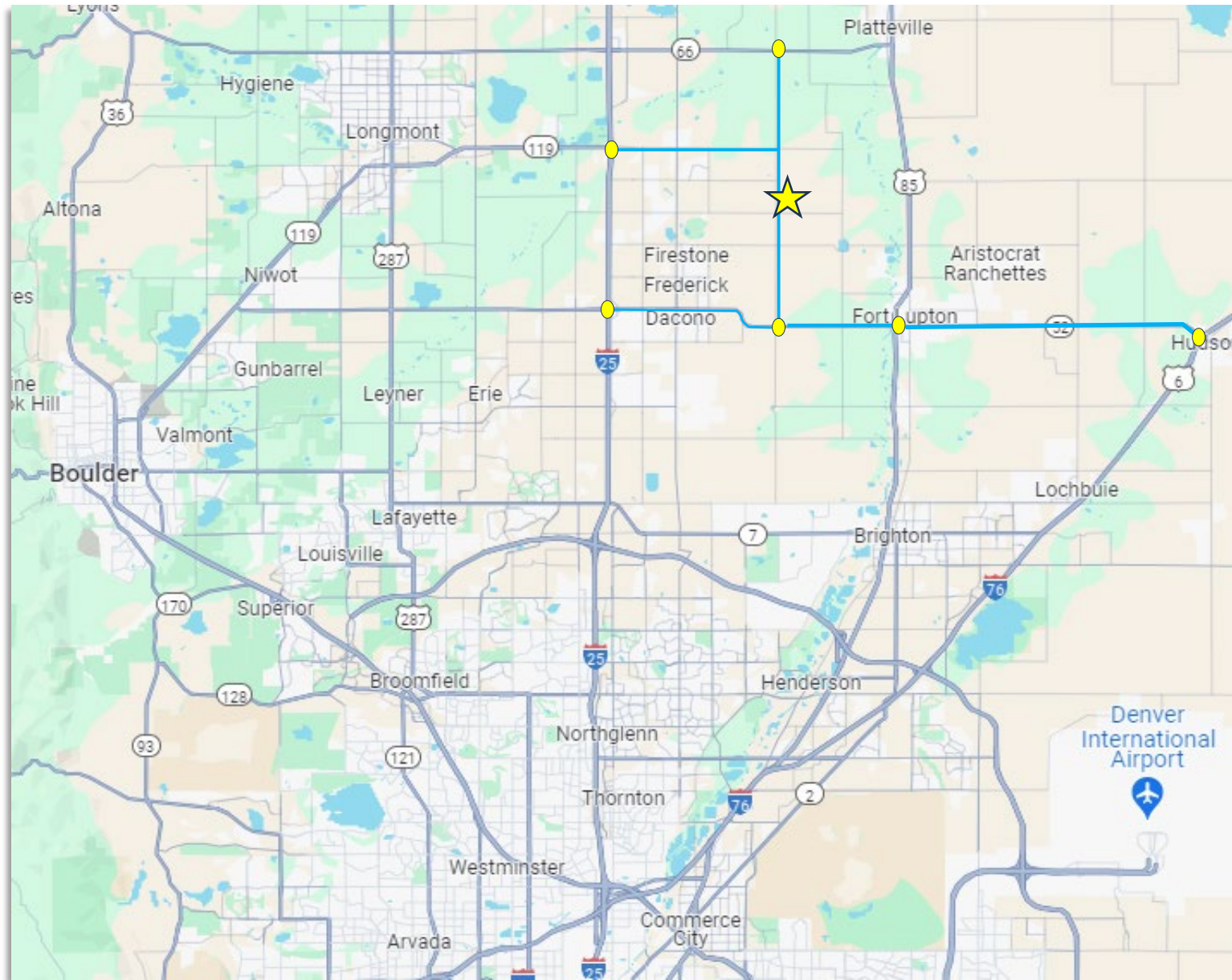
- Contractor Shops
- Truck, Equipment, and Material Storage (up to 100%)
- Distribution Centers & Trucking Companies
- Vehicle Sales & Repair
- Self Storage/ Commercial Storage Buildings
- Wholesale Trade Establishments
- And Many More!





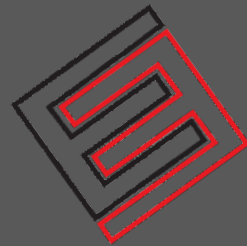
# Aerial Map

## Map Overview



# CR-19 Heavy Outdoor Storage - For Sale

WELD COUNTY, COLORADO 80603



**ELEVATED**  
EXCAVATING

## KOI Logistics - Industrial Outdoor Storage

**Property Size**  
53.48 Acres

**Zoning**  
Heavy Commercial