

Two Adjoining Parcels of Vacant Land – Fort Lupton

127.63 Acres (Divisible) for Sale

INDUSTRIAL LAND FOR SALE

PROPERTY HIGHLIGHTS

- Utilities to Site
- Divisible
- Part of Northern Water District
- 65 Shares of Fulton Ditch – Available for Purchase Separately
- Property Annexed to City of Fort Lupton
- Located in Enterprise Zone



Parcel 1: 95 Acres

Parcel 2: 32.63 Acres

Total: 127.63 Acres

**SALE PRICE: \$2.00 – \$3.00 PSF
(CONTACT BROKER FOR DETAILS)**

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*
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Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
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Gruber
COMMERCIAL REAL ESTATE

PARCEL 1:

Property Description (Parcel 147108000040):

- Currently Zoned I-2 (Industrial)
- 95 Acres
- Current year tax estimate \$2,016.32



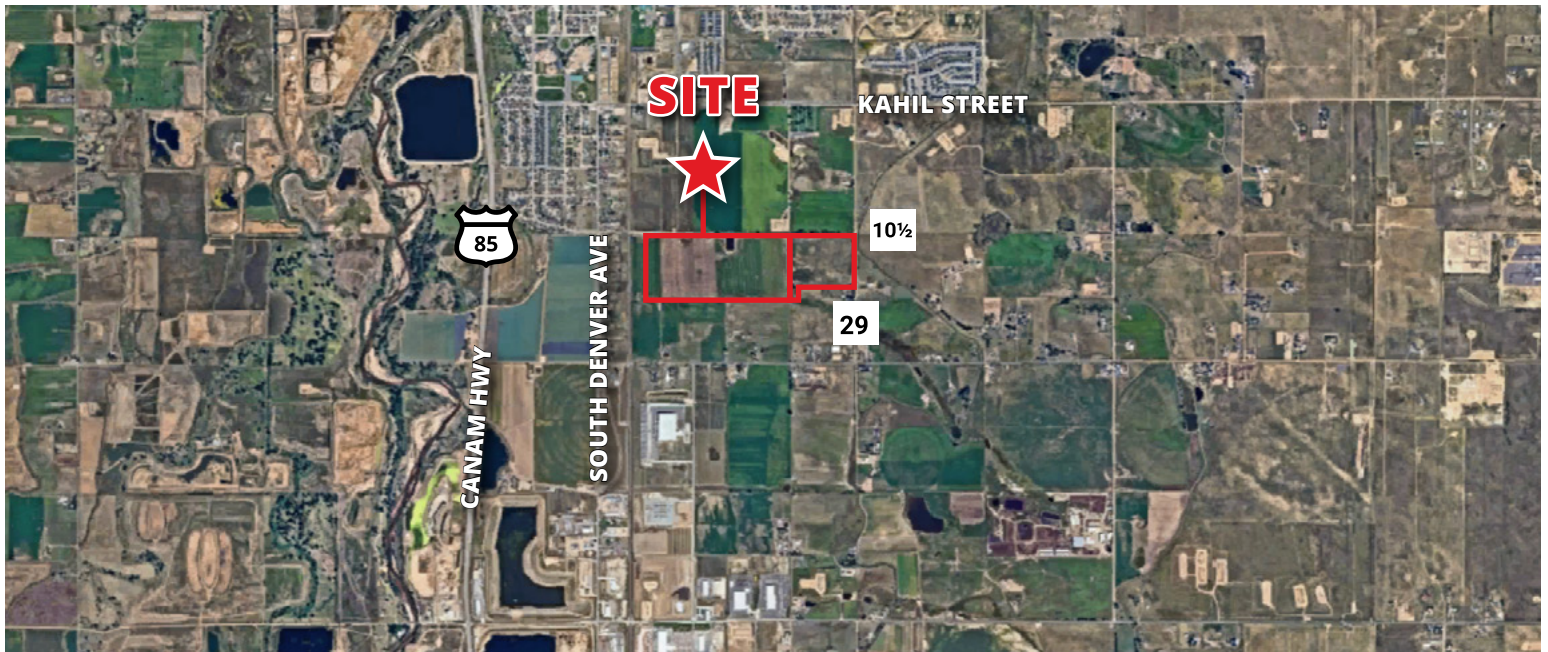
PARCEL 2:

Property Description (Parcel 147108000038):

- Currently Zoned I-2 (Industrial)
- 32.63 Acres
- Current year tax estimate \$610.00



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