Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #9 Denver, CO 80223 | (720) 320-0366 | grubercommercial.com

PARCEL 1

Two Adjoining Parcels of Vacant Land – Fort Lupton

127.63 Acres (Divisible) for Sale

INDUSTRIAL LAND FOR SALE

PROPERTY HIGHLIGHTS

- Utilities to Site
- Divisible

85

- 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 2

For More Information, Contact:

Steve Fletcher | *Industrial Specialist* (720) 320-0366 steve@grubercre.com **Russell Gruber** | *Industrial Specialist/Owner* (720) 490-1442 russell@grubercre.com



PARCEL 1:

Property Description (Parcel 147108000040):

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



Property Description (Parcel 147108000038):

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





AERIAL



For More Information, Contact:

Steve Fletcher | *Industrial Specialist* (720) 320-0366 steve@grubercre.com **Russell Gruber** | *Industrial Specialist/Owner* (720) 490-1442 russell@grubercre.com



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