

20675 Niobrara Blvd.

La Salle, CO 80645

IOS SITE FOR LEASE

15,150 SF | 6.11 AC - 14.2 AC

Functional building with expansive yard



Direct access to US-85



Proximity to active oil & gas activity



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15,150 SF
6.11 AC - 14.2 AC

LEASE RATE:
**REACH OUT TO BROKER
FOR PRICING**

20675 Niobrara Blvd is a true industrial outdoor storage (IOS) asset, offering a functional warehouse/shop building complemented by a large, usable yard area ideal for equipment storage, staging, and fleet operations. Its location in the heart of Northern Colorado's energy corridor provides direct access to US-85 and proximity to active oil & gas activity, making it highly attractive to service-oriented industrial users.

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PROPERTY DETAILS



Building Size:
15,150 SF



County:
Weld



Yard:
Fenced and Lit Yard



Site Size:
6.11 AC - 14.2 AC



Zoning:
I-3 (Weld County)



Loading:
10 Drive-Ins with 5 Drive-Through Bays



Buildout:
High-end office buildout with separate office and warehouse bathrooms



Clear Height:
15'6" - 20'



Doors:
12'x18'



Crane:
10-Ton Bridge Crane

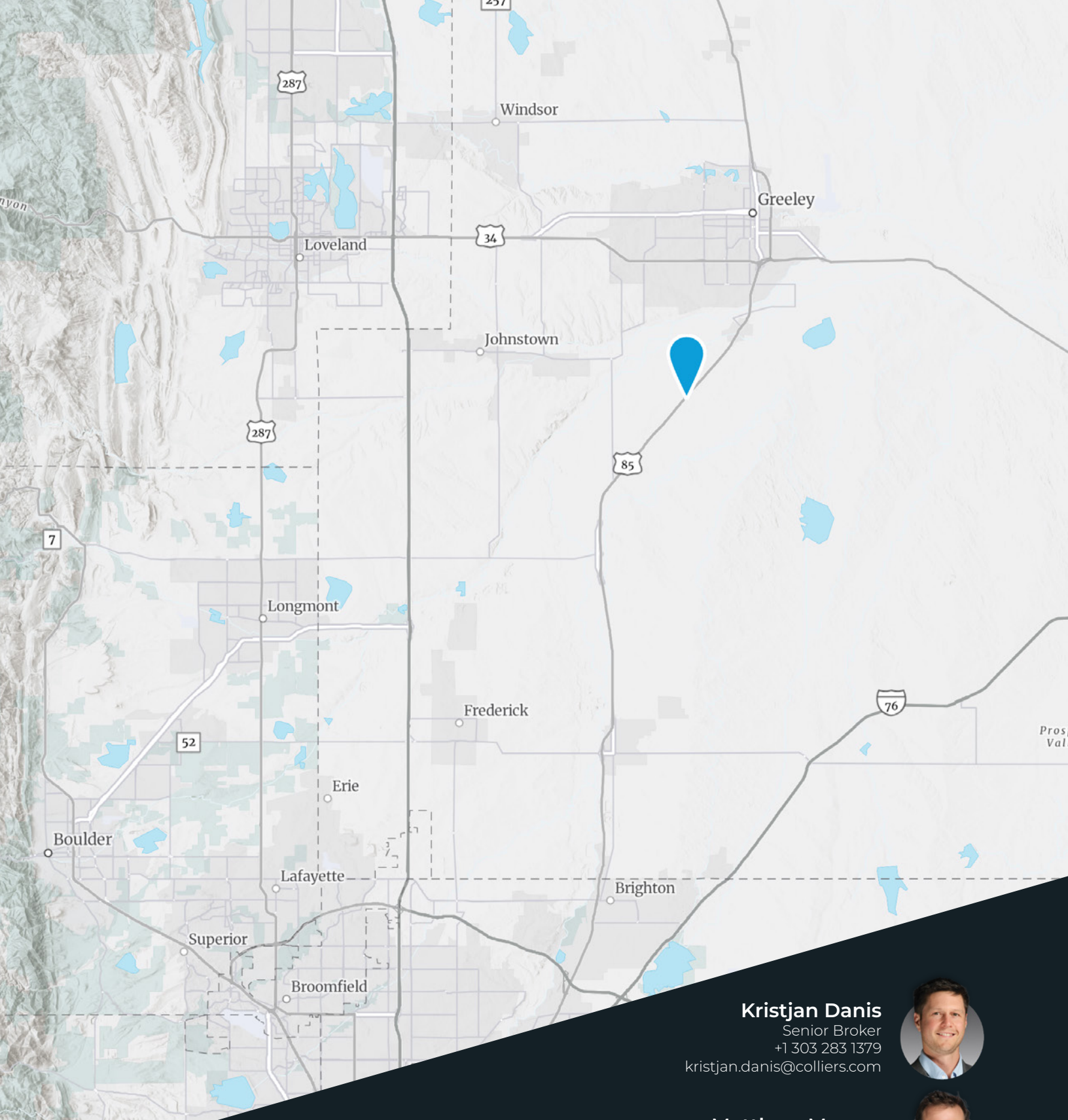


8.09 AC Back Lot
Potential Build-to-Suit

6.11 AC Front Lot
with option to lease with or without the back lot.

30' ACCESS ROAD

NIOBRARA BLVD.



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