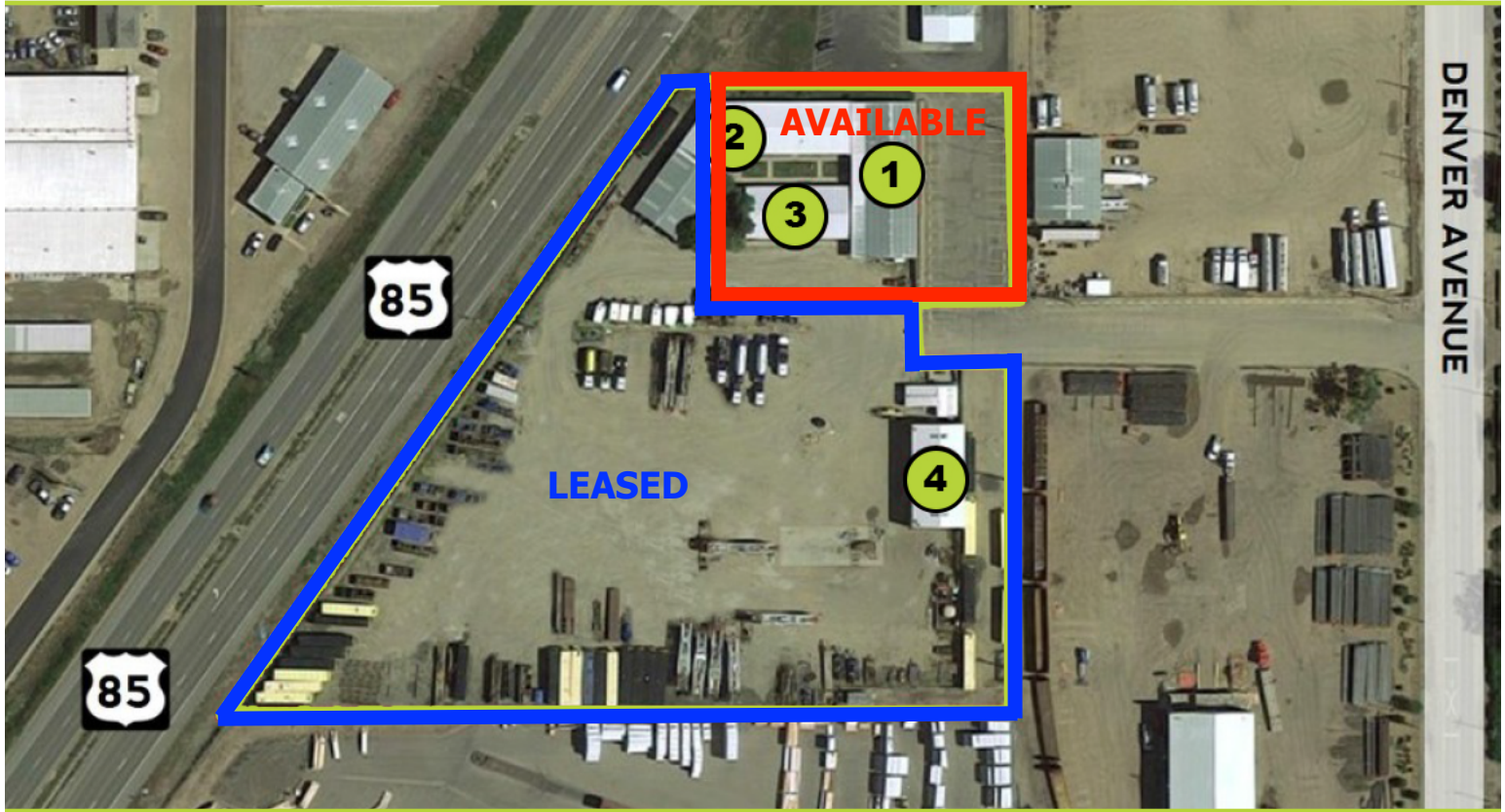


# GREAT INDUSTRIAL PROPERTY AVAILABLE NOW! FLEXIBLE LEASE OPTIONS

1313 Denver Avenue Fort Lupton CO 80621

FOR LEASE



## FOR LEASE

1313 Denver Avenue Fort Lupton CO 80621

12,360 SF SHOP/OFFICE/WAREHOUSE CURRENTLY AVAILABLE  
APPROX. 17,400 SF OF PARKING

PROPERTY INCLUDES 4 BUILDINGS ON 4.67 ACRE YARD

Building 1: 4,800 SF

AVAILABLE

~~Building 2: 7,560 SF~~

PARTIALLY LEASED

Building 3: 3,200 SF

AVAILABLE

~~Building 4: 3,200 SF~~

LEASED

UNLIMITED FLEXIBILITY: Property can be split up for smaller uses and buildings can be customized to suit a user.

ZONED: I1 - Light Industrial

Great visibility on Highway 85 -- Located 25 miles north of Denver and 25 miles south of Greeley.

LEASE RATE \$6.00 PSF NNN  
ESTIMATED NNN: \$2.32 PSF

Devin Ferrey  
970-691-1234  
devin@fr-corp.com  
FR Properties, Ltd.

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