

710 & 830

LONE TREE CIRCLE

NUNN, COLORADO 80648



INDUSTRIAL PROPERTY FOR SUBLEASE

Lease Rate: \$10,000/Month (Gross)



**CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

This 7,200 SF canvas building offers a versatile layout with 2,000 SF of finished office space, a heated shop, and a fully fenced yard—ideal for a wide range of industrial or service uses. Centrally located within the 330-acre Varra Industrial Park, this property benefits from its position in a well-established hub that has supported Northern Colorado’s oil and gas operations for over a decade. With its combination of functional space, modern amenities, and strategic location, it provides an excellent opportunity for businesses seeking efficiency and accessibility in a proven industrial setting.

PROPERTY DETAILS

Building Size 7,200 SF

Site Size 7 Acres

Sublease Exp October 31, 2026

OTHER FEATURES

Clear Height 18'

Power 220 Amps

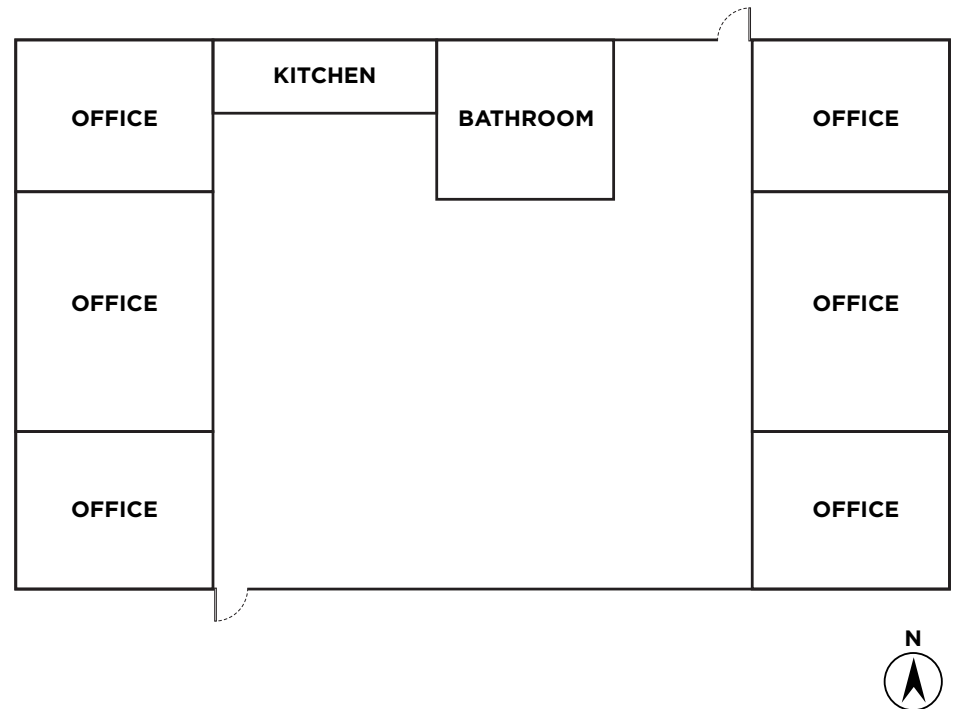
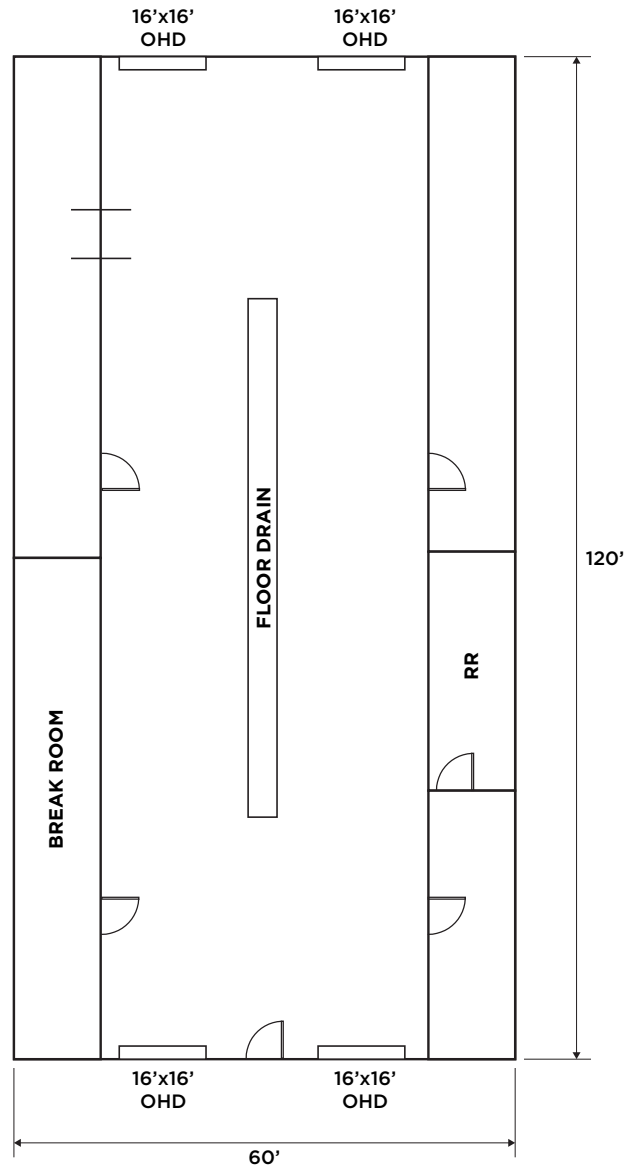
Flooring 6" Concrete

Loading (4) 16'x16' OHD

Yard Fenced, Stabilized

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Nunn, CO 80648

// INDUSTRIAL FLOOR PLAN // OFFICE FLOOR PLAN



// GALLERY





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