



FOR LEASE

Broken Bow Ranch

9054 Us Highway 285 | Morrison, CO 80465



Warehouse/Office/Retail And Outdoor Storage Yard!

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Shop Bldg:	3,353 SF
Drive In Doors:	Two 12'x14'
Office/Retail Bldg:	842 SF
Zoning:	ODP Industrial
Storage Yard:	up to 5 acres available

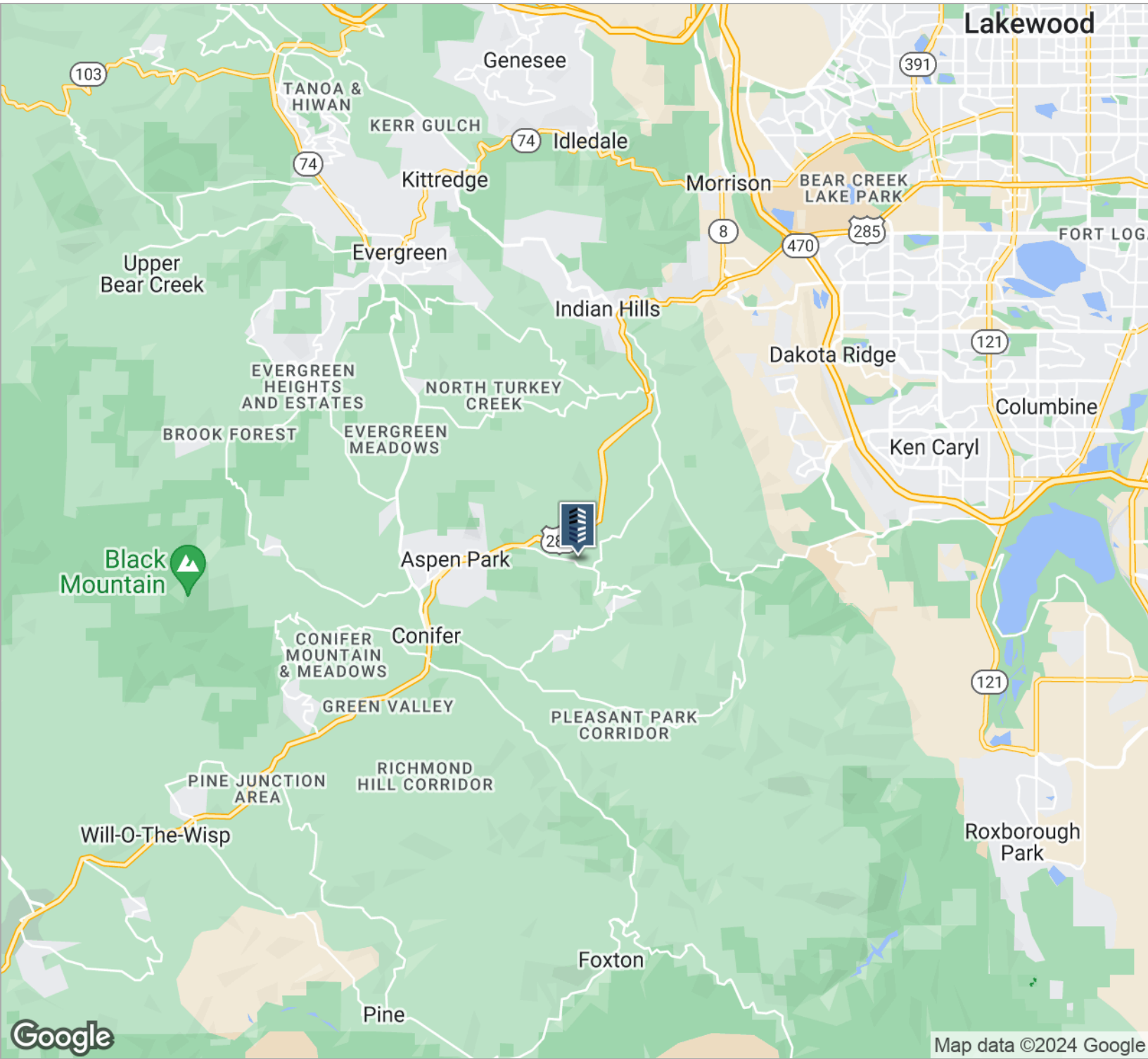
PROPERTY HIGHLIGHTS

- 3,353 SF shop building with two 12'x14' drive in doors, single restroom, 14'-19' clear height and single phase 200 amps of power (TBV)
- 842 SF office/retail building with abundant parking available.
- Outdoor storage yard (up to approximately 5 divisible acres) available.
- Located just 9.5 miles south of C-470 on US Highway 285.
- Zoning allows outdoor storage, general office, retail, wholesale sales, equipment rental/repair, general office/warehouse and more!
- Lease rate is negotiable, contact Brad for more information.
- Yard and/or buildings may be leased separately if desired.









CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

SAM LEGER

CHIEF EXECUTIVE OFFICER

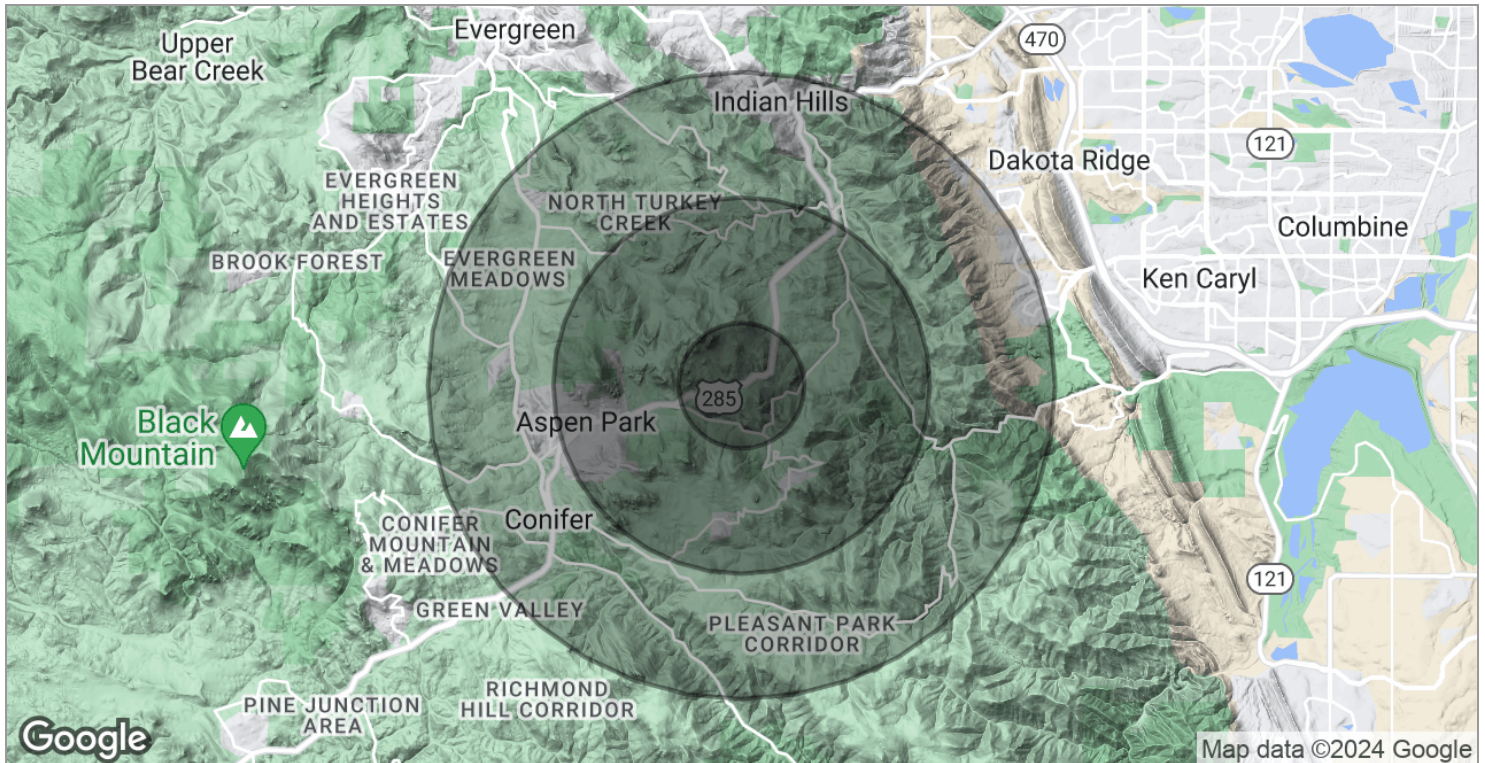
303.512.1159

sleger@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

	1 MILE	3 MILES	5 MILES
Total households	224	1,959	6,118
Total persons per hh	2.4	2.5	2.5
Average hh income	\$142,202	\$153,248	\$158,799
Average house value	\$579,169	\$609,980	\$658,290

	1 MILE	3 MILES	5 MILES
Total population	548	4,863	15,123
Median age	51.1	47.7	49.2
Median age (male)	49.3	47.1	49.1
Median age (female)	54.1	49.2	49.9



* Demographic data derived from 2020 ACS - US Census