

801 2nd St. Berthoud, CO

FOR SALE \$9,500,000

FOR LEASE \$12.50 SF NNN



PRIME INDUSTRIAL FACILITY WITH RARE RAIL ACCESS

- 61,346 SF on 5.02 Acres
- Built in 2008
- Ceiling Height Up to 33'
- 8 Dock High Doors/ 1 Drive-In
- Rail Spur with 2 Dock Doors
- Heavy Power
 - (3,000 Amps, 277/480V 3-Phase)
- Fully Sprinklered
- HVAC Throughout
- M2 Zoning
- Overhead Gantry Crane
- Ample Parking

Turnkey Industrial Infrastructure:

This expansive 61,346 square foot industrial facility, located on 5.02 acres, offers a strategic advantage for high-volume operations. With a ceiling height of up to 33 feet and an overhead Gantry Crane, it's designed to support large equipment and a wide range of industrial uses. The building features 8 dock-high doors, 1 drive-in door.

Rail-Served Access:

Rare BNSF private rail spur with 2 rail dock doors, providing exceptional freight advantages including flexibility for loading and unloading freight or bulk material handling.

Strategic Location:

Located just 5 miles off the I-25 corridor, this building offers direct access to major markets including Pueblo, Denver, Fort Collins, and Cheyenne. It also boasts a key competitive advantage—its connection to the BNSF Railway, providing seamless access to all U.S. rail networks and savings on bulk shipping costs.



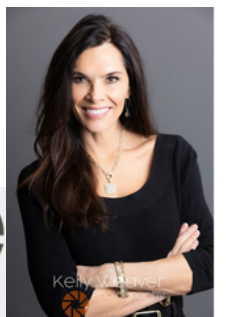
Kelly Casterline, Broker

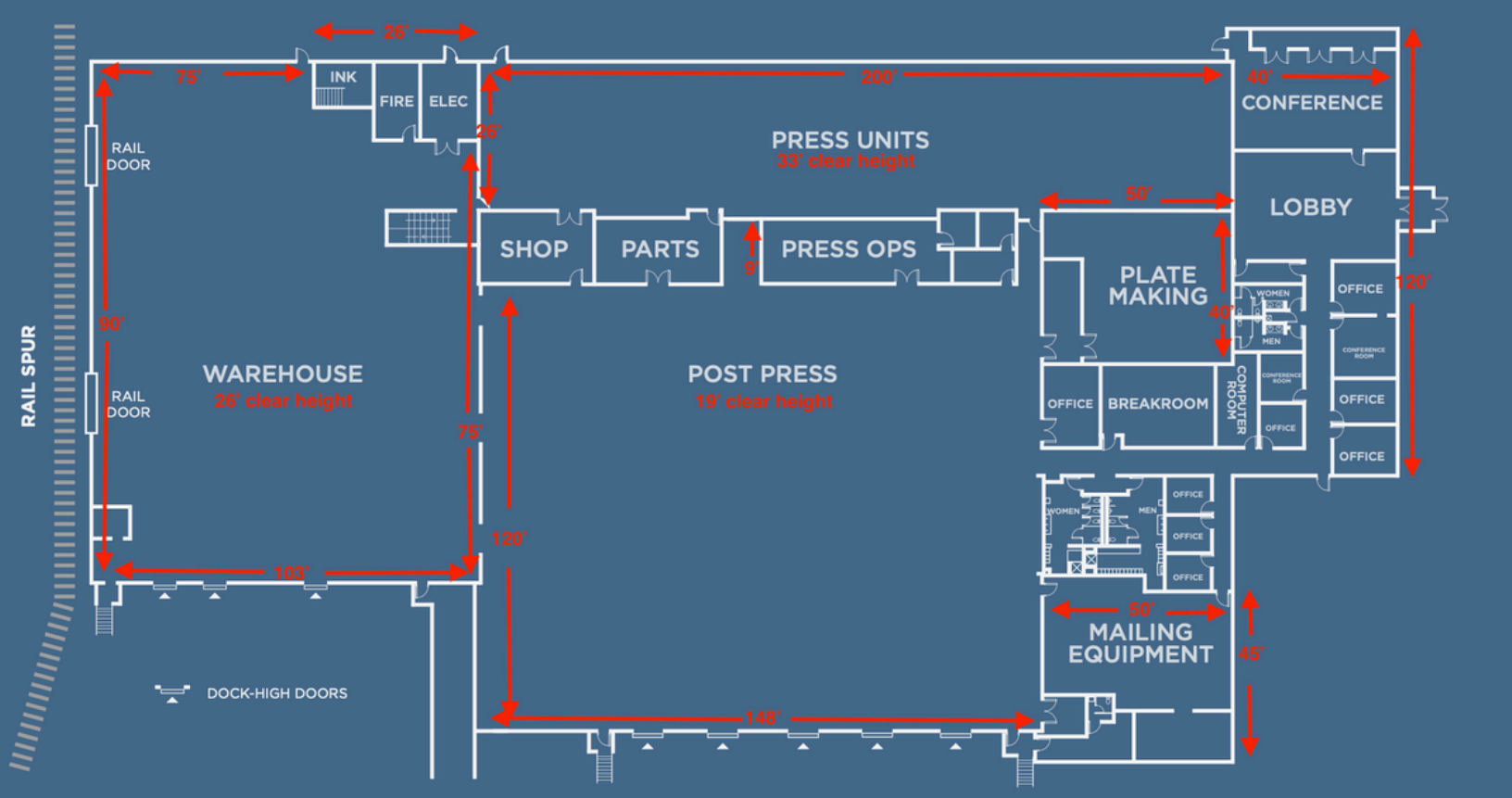
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