

14,583 SF OF INDUSTRIAL/FLEX FOR SALE OR FOR LEASE

10090 E. I25 FRONTAGE ROAD

FIRESTONE, CO 80504



FOR SALE OR FOR LEASE

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RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



KEITH KANEMOTO, SIOR  
Broker Associate  
cell: (303) 472-2222  
keith@kanemoto.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

### Property Summary

Sales Price:	\$4,000,000
Lease Rate:	\$16.00 PSF + NNN
Available SF:	Approximately 14,583
Building One:	7,696 SF
Building Two:	2,126 SF
Building Three:	2,457 SF
Building Four:	2,304 SF
Lot Size:	2.37 Acres/103,640 SF
2025 Property Taxes:	\$82,162.10
County:	Weld
Zoning:	EC RC Town of Firestone

### Property Overview

Exceptional INDUSTRIAL/FLEX property FOR SALE or FOR LEASE located in Weld County with direct frontage along Interstate 25, providing outstanding visibility, accessibility, and functionality. The property is comprised of four industrial/flex or warehouse buildings situated on 2.37 acres and is well suited for an owner-user, multi-tenant occupancy, or long-term investment. The site is zoned EC RC Employment per the Town of Firestone, allowing for a wide range of employment and industrial uses, subject to verification by the buyer.

Building One includes a 7,696 square foot, single-level office building originally constructed in 1974. The space consists of approximately 24 individual offices, two conference rooms, a reception and break room as well as 2 restrooms, and dedicated server/telecommunications rooms. The building is fully cooled and there is Phase 3, 600 amps, 240 volts of power to this building. There is the option of adding an overhead door on the east side of this building.

A second 2,126 square foot building was initially designed as a shop and has since been repurposed into a gym. The structure allows for the future installation of a roll-up overhead doors and includes two restrooms with showers. The building is fully air conditioned.

Building Three totals 2,457 square feet; with 1,800 square feet of warehouse/shop space and 657 of lean-to area. It was built in 1981. It contains multiple rooms and one restroom with a shower. The ceiling height is 12' and there is a fire alarm system in place. This building is very versatile, and could have the potential to be divided into multiple bays with overhead doors.

Building Four was constructed in 1985 and consists of 2,304 square feet of warehouse/garage space. This building has one restroom and four overhead doors of varying sizes. The ceiling height is 18' and there are floor drains and heat in place.

This highly visible I-25 frontage property offers a rare combination of flexible improvements and strong infrastructure in one of Northern Colorado's most active commercial corridors. Call to schedule a showing today!

### AERIAL VIDEO TOUR

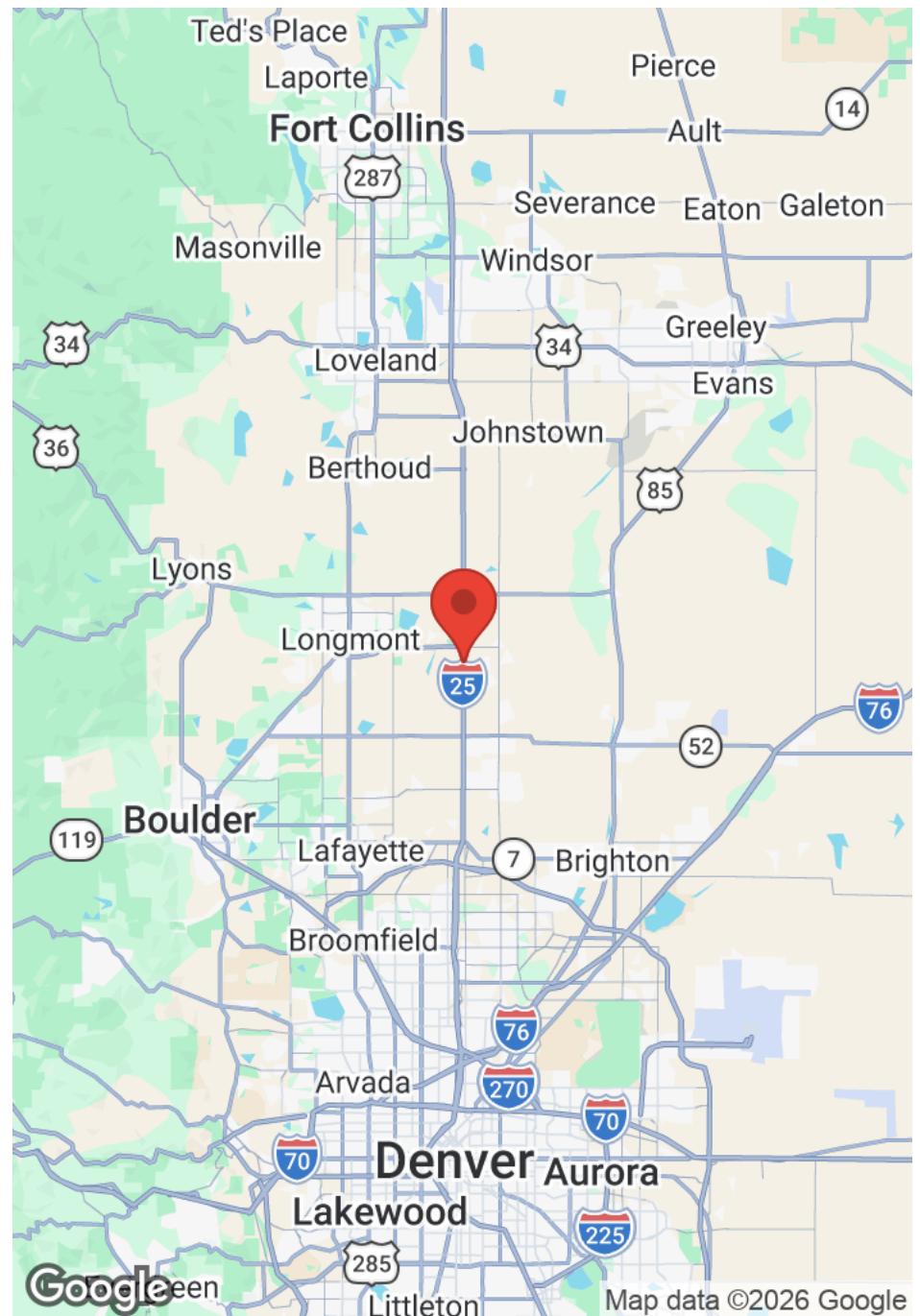
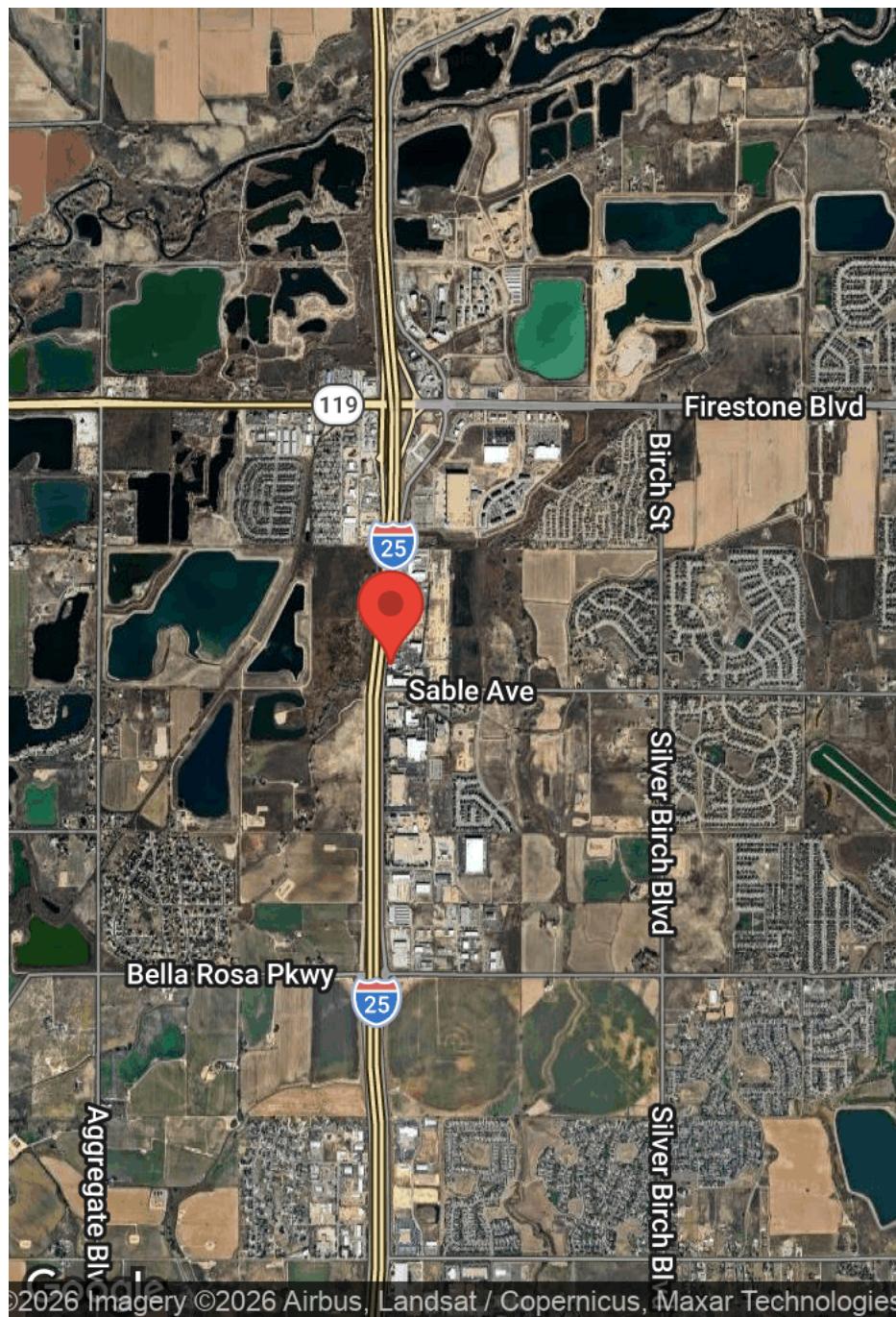
<https://rem.ax/10090EI25>

## PROPERTY PHOTOS



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## LOCATION MAPS



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