



40 ACRES FOR SALE

Fenced Storage Yard

12433 County Road 41 | Hudson, CO 80642



Weld County GIS | Maxar



Zoned I-3 Heavy Industrial In Weld County

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

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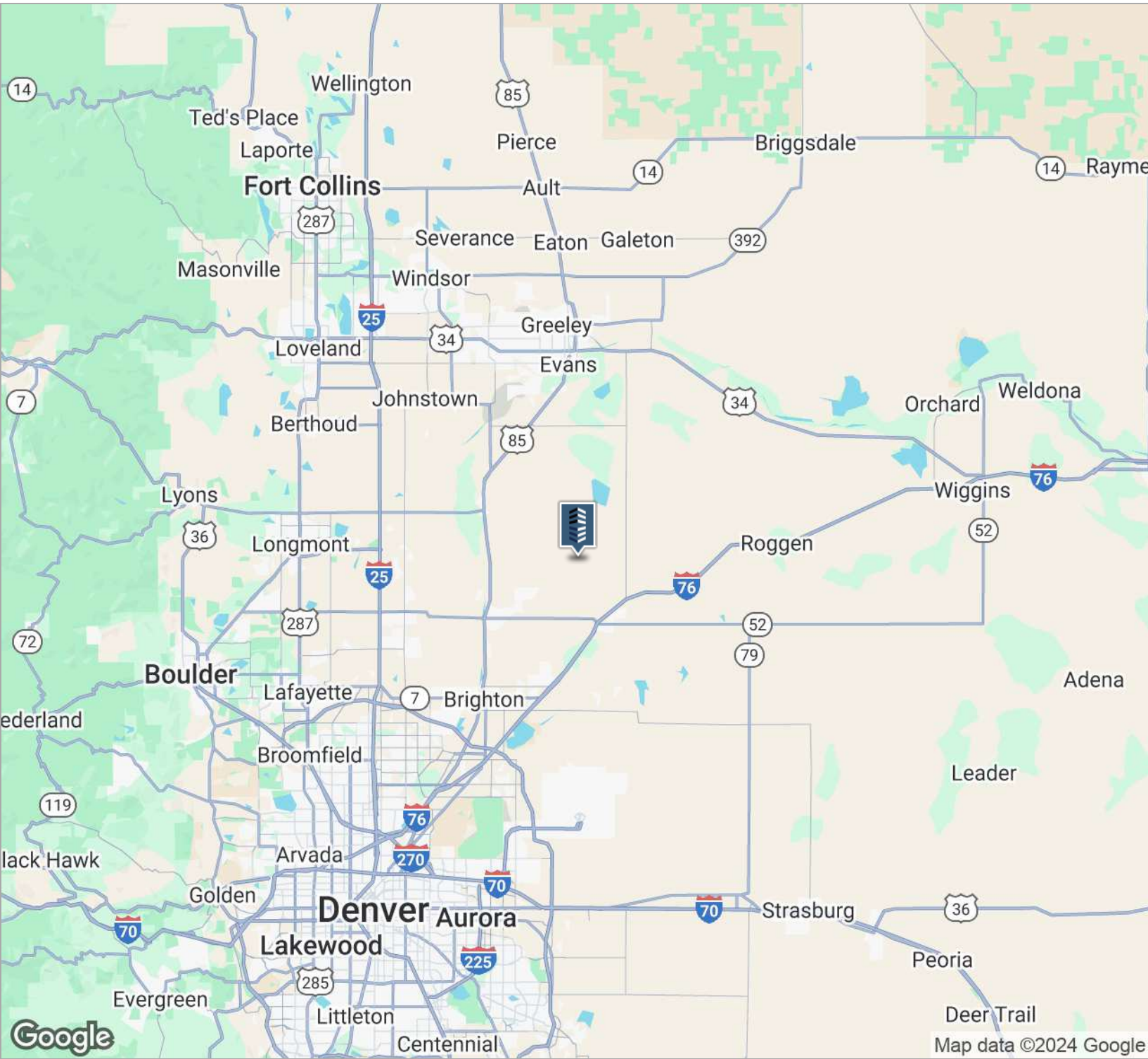
OFFERING SUMMARY

Sale Price:	\$6,000,000
Total Lot Size:	39.83 Acres
APN #:	121332000021
Zoning:	I-3 Heavy Industrial

PROPERTY HIGHLIGHTS

- 39.83 Acres of I-3 heavy industrial yard in Hudson, CO
- Sale price of just \$6,000,000 (just \$150,000 per acre)
- Real Property Taxes of just \$3,380 per year
- Great opportunity for an owner/user with income in place!
- Located just 40 minutes from downtown Denver, CO
- Just 10 minutes from Highway 76 (exit 31) in Hudson, CO
- Storage yard also available for lease.

INDUSTRIAL STORAGE YARD FOR SALE/LEASE



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