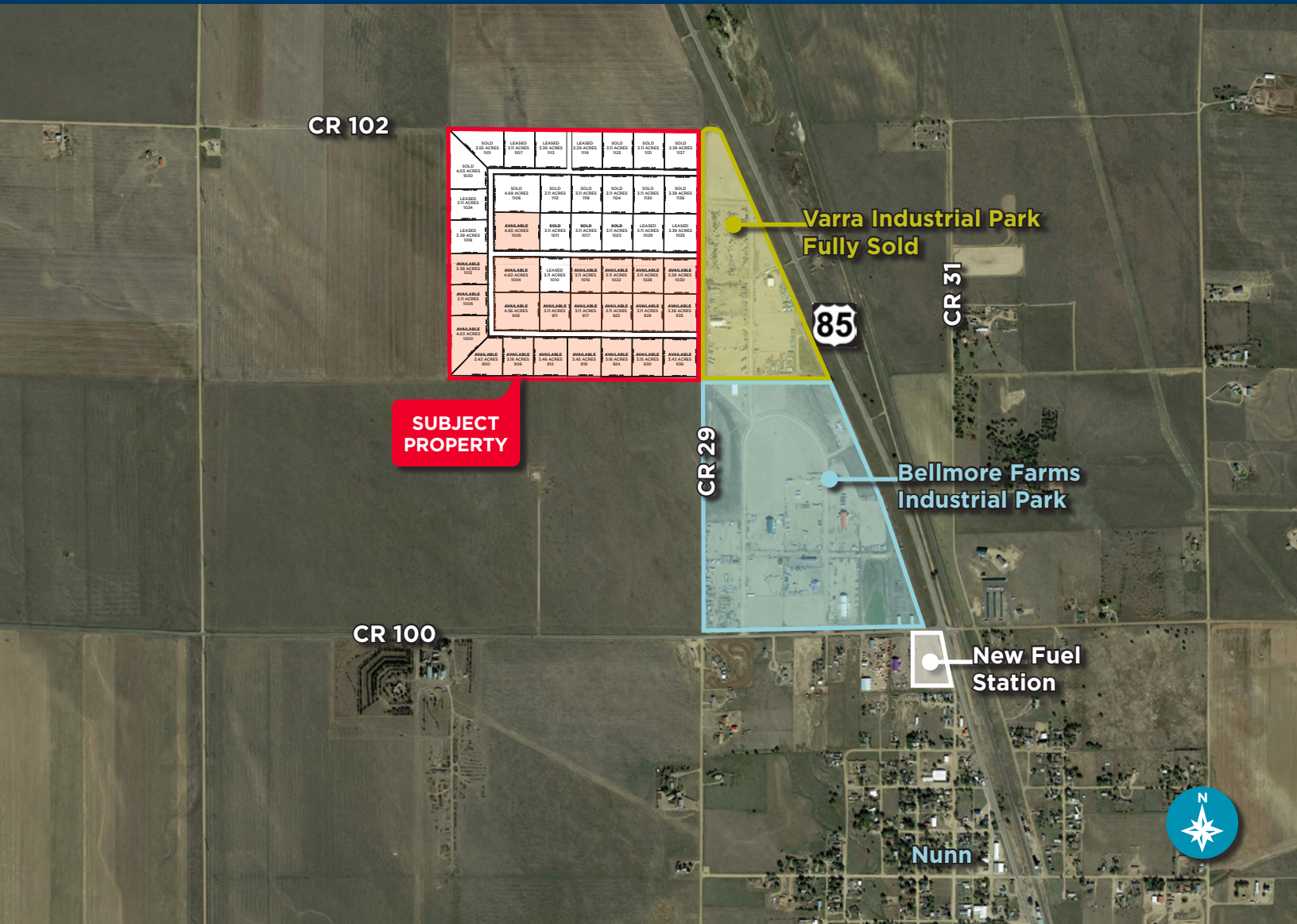


VARRA INDUSTRIAL PARK

WELD COUNTY ROAD 29.5 | NUNN, COLORADO 80648



SOLD 1.5 ACRES 101	LEASED 3.1 ACRES 102	LEASED 2.1 ACRES 103	LEASED 3.1 ACRES 104	SOLD 3.1 ACRES 105	SOLD 3.1 ACRES 106	SOLD 3.1 ACRES 107
SOLD 4.8 ACRES 108	SOLD 3.1 ACRES 109	SOLD 3.1 ACRES 110	SOLD 3.1 ACRES 111	SOLD 3.1 ACRES 112	SOLD 3.1 ACRES 113	SOLD 3.1 ACRES 114
LEASED 3.1 ACRES 115	AVAILABLE 4.8 ACRES 116	SOLD 3.1 ACRES 117	SOLD 3.1 ACRES 118	LEASED 3.1 ACRES 119	LEASED 3.1 ACRES 120	LEASED 3.1 ACRES 121
AVAILABLE 3.1 ACRES 122	AVAILABLE 4.8 ACRES 123	LEASED 3.1 ACRES 124	AVAILABLE 3.1 ACRES 125	AVAILABLE 3.1 ACRES 126	AVAILABLE 3.1 ACRES 127	AVAILABLE 3.1 ACRES 128
AVAILABLE 3.1 ACRES 129	AVAILABLE 4.8 ACRES 130	AVAILABLE 3.1 ACRES 131	AVAILABLE 3.1 ACRES 132	AVAILABLE 3.1 ACRES 133	AVAILABLE 3.1 ACRES 134	AVAILABLE 3.1 ACRES 135
AVAILABLE 4.8 ACRES 136	AVAILABLE 3.1 ACRES 137	AVAILABLE 3.1 ACRES 138	AVAILABLE 3.1 ACRES 139	AVAILABLE 3.1 ACRES 140	AVAILABLE 3.1 ACRES 141	AVAILABLE 3.1 ACRES 142
AVAILABLE 4.8 ACRES 143	AVAILABLE 3.1 ACRES 144	AVAILABLE 3.1 ACRES 145	AVAILABLE 3.1 ACRES 146	AVAILABLE 3.1 ACRES 147	AVAILABLE 3.1 ACRES 148	AVAILABLE 3.1 ACRES 149

**SUBJECT
PROPERTY**

**Varra Industrial Park
Fully Sold**

**Bellmore Farms
Industrial Park**

**New Fuel
Station**



±160 ACRES VARRA INDUSTRIAL PARK | LOTS AVAILABLE

Lot Sale Price: \$2.00/SF
Lot Lease Rate: \$1,000 - \$1,500/Acre (Gross + Utilities)

Varra Industrial Park is centrally located in the middle of prime oil and gas activity between Cheyenne and Greeley, with prices substantially lower than surrounding communities. This property consists of ±160 acres of industrial zoned ground parceled into 22 lots ranging from 3 to 5 acres each. Lots are for sale, lease or build-to-suit, and can be combined as needed. Build-to-suit construction can be completed within 8 to 10 months from date of agreement. With a newly constructed fuel station nearby and a strategic location just off of Highway 85, these lots are the next step in the effort to cement Nunn as the oil and gas hub of Northern Colorado. *Please see reverse for detailed site plan with available lots and sizes.*

PROPERTY FEATURES

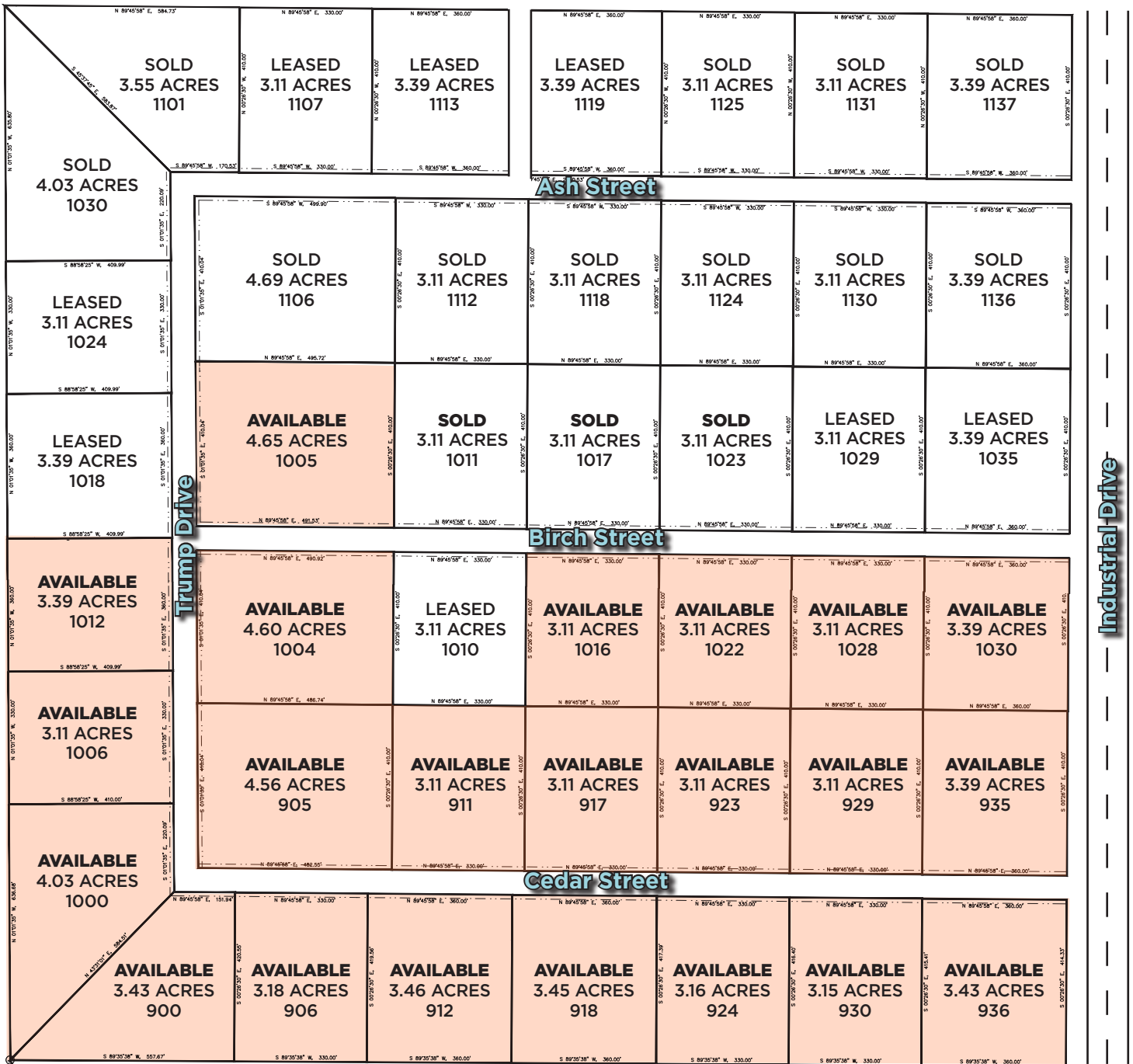
Total Size	160.58 Acres
Total Available	82.37 Acres
Min. Divisible	3.11 Acres
Zoning	Industrial



AVAILABLE FOR SALE OR LEASE

VARRA INDUSTRIAL PARK

WELD COUNTY ROAD 29.5 | NUNN, COLORADO 80648



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