



FLEX/SHOP BUILDINGS WITH YARD AVAILABLE

PROPERTY TYPE:

COMMERCIAL WITH YARD

AVAILABLE: 5,122 SF

(2 BLDGS) ON 4.63 ACRES

LEASE RATE: \$11.00/SF NNN

PROPERTY TAXES: \$2.36/SF

FEATURES:

- Large yard with shop/office along Hwy 85 corridor available for lease
- Zoned "C-3", Weld County just north of Fort Lupton
- Ideal for trucking, contractors outside storage uses with existing vehicle plugin's and fenced yard
- Close proximity to Hwy 85 on paved County Road 16
- Located in an enterprise zone
- Take advantage of no sales tax in Weld County
- Tenant to maintain property

NICK BERRYMAN Broker/Partner

970.396.0853

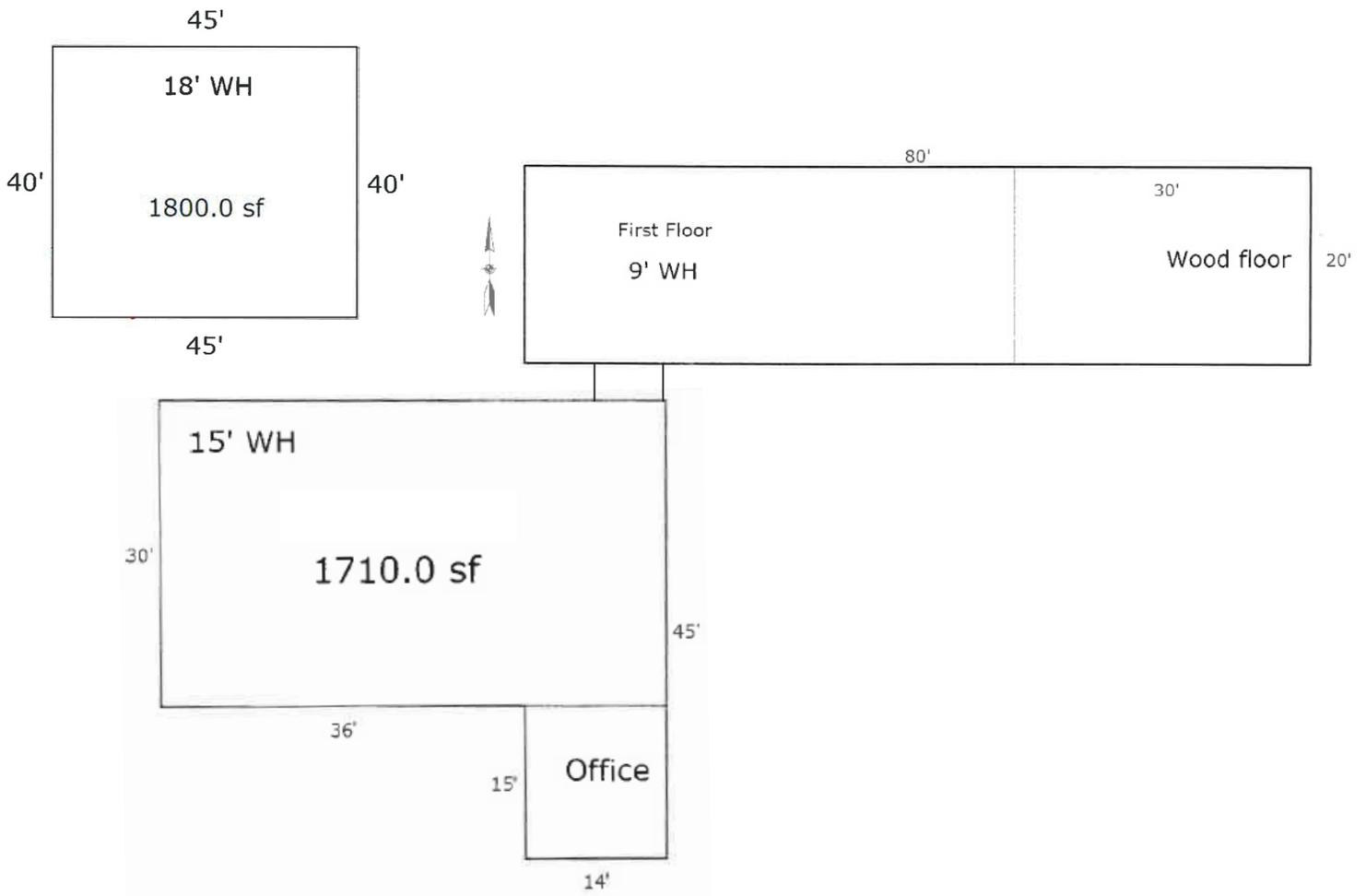
nberryman@realtecgreeley.com

REED SEDINGER Broker

970.346.9900

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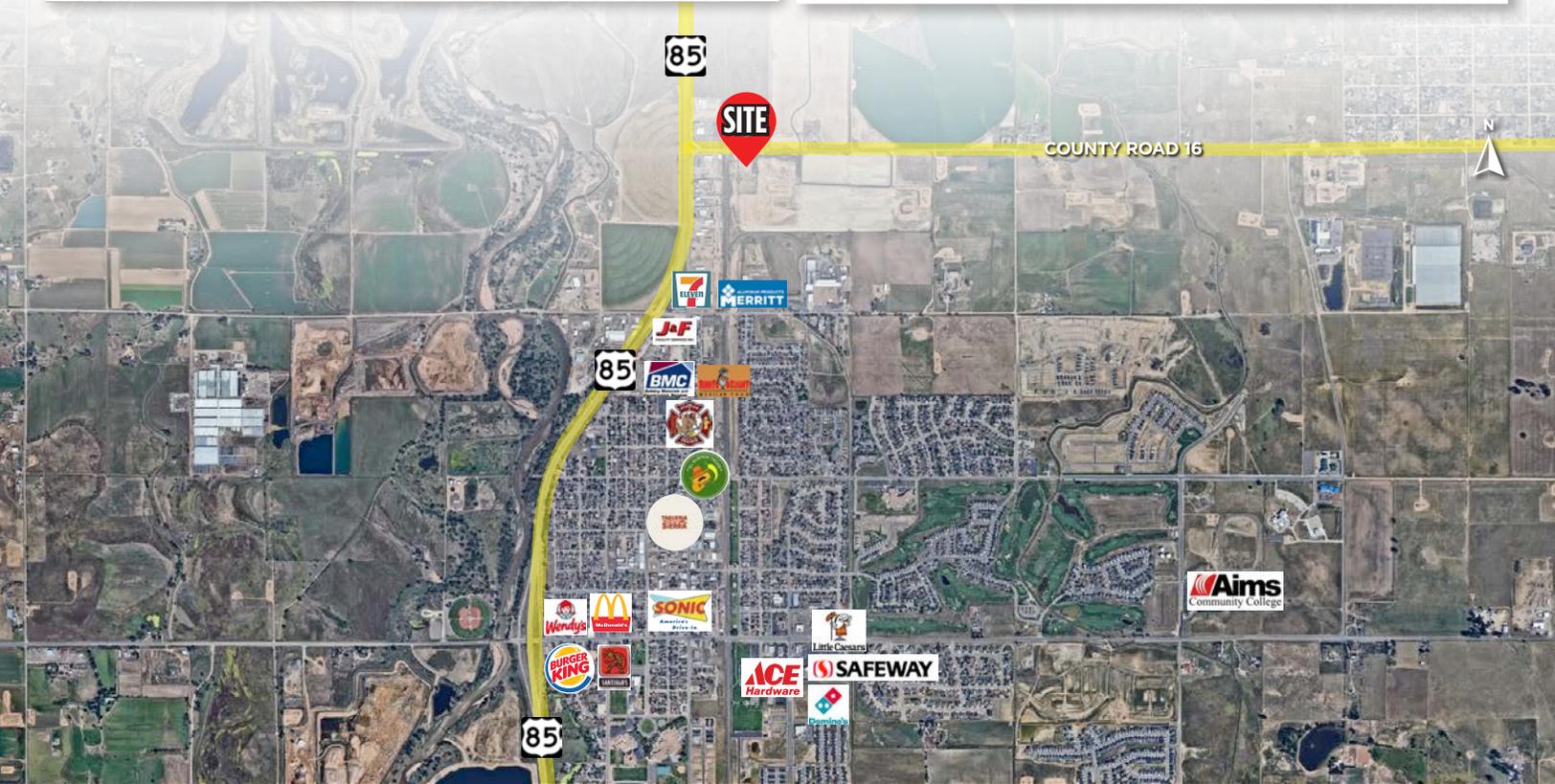
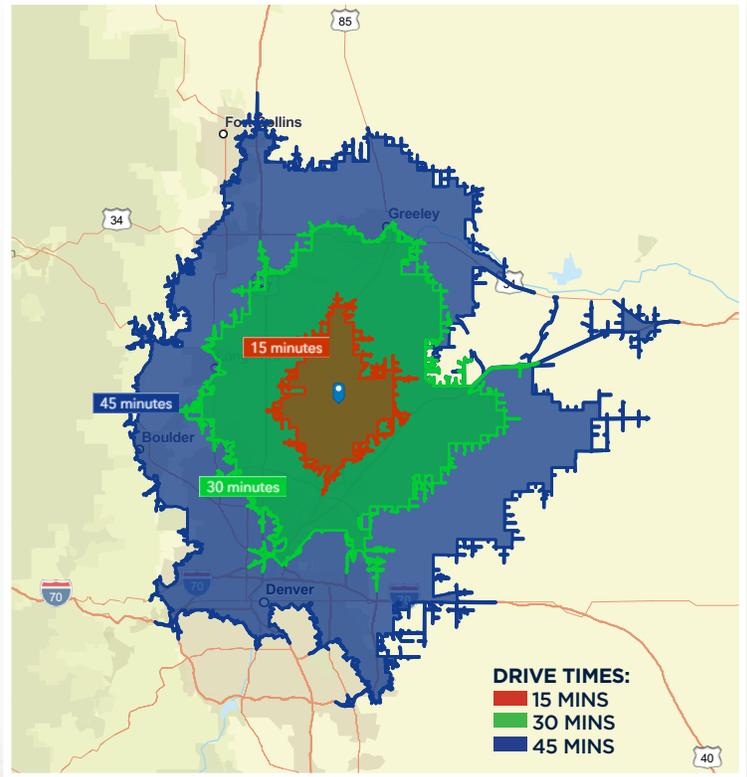
FEATURED PROPERTY & FLOOR PLAN 13050 COUNTY ROAD 16 • FORT LUPTON, CO 80621



SITE LOCATION

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33.7 MILES TO LOVELAND	47.0 MILES TO FORT COLLINS	29.2 MILES TO DENVER	24.9 MILES TO DENVER INTERNATIONAL AIRPORT
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Fort Collins
712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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