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VIDEO TOUR

## MIXED-USE INDUSTRIAL FOR LEASE

525 E Railroad Ave  
Keenesburg, CO 80643

### PROPERTY HIGHLIGHTS

**525 Railroad offers businesses flexible industrial space along the I-76 corridor** across two levels of 9,600 SF and a 2-acre site with drive-in, dock-high, or rail loading logistics. The large open warehouse layout and versatile zoning accommodate a variety of commercial use categories from general office-warehouse, industrial manufacturing and distribution, automotive and equipment, indoor and outdoor storage, food processing, retail, event, or specialty use, and many other uses by right. See (LI) Industrial zoning district [here](#). Contact Broker for more information.

- Renovated turnkey industrial space
- Two large office spaces, walk-in reception, kitchenette, LED lights, M/F bathrooms
- Industrial grade amenities and upgraded 3-phase power rating
- Food processing ready with floor drains, grease trap, epoxy floors, FRP, cold storage capable, walk-in freezer, double sink
- Option to lease access to BNSF Railway
- Large outdoor yard
- 2-minutes to I-76, 30-minutes to Denver & Denver International Airport

Lease Rate	Contact Broker
Building Size	19,200 SF
Demisable	4,500SF   9,600 SF   19,200 SF
Site Size	2.11 Acres (91,752 SF)
Year Built/Renovated	1945/2024
Rail Spur Access	Per Lease Agreement
Main Level	9,600 SF (1,045 SF office)
Lower Level	9,600 SF (10'x12' columns)
Main Loading	(3) 8'x10' Dock-High, (1) 8'x10' Garage, (4) 8'x10' Rail Docks
Lower loading	(2) 10'x12' Drive-Ins
Electrical	3-Phase, 480V, 1,600 Amps
Expenses	\$1.43/SF (2025 est.)
Zoning	LI-Industrial (Weld)

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Group**

FOR MORE  
INFORMATION

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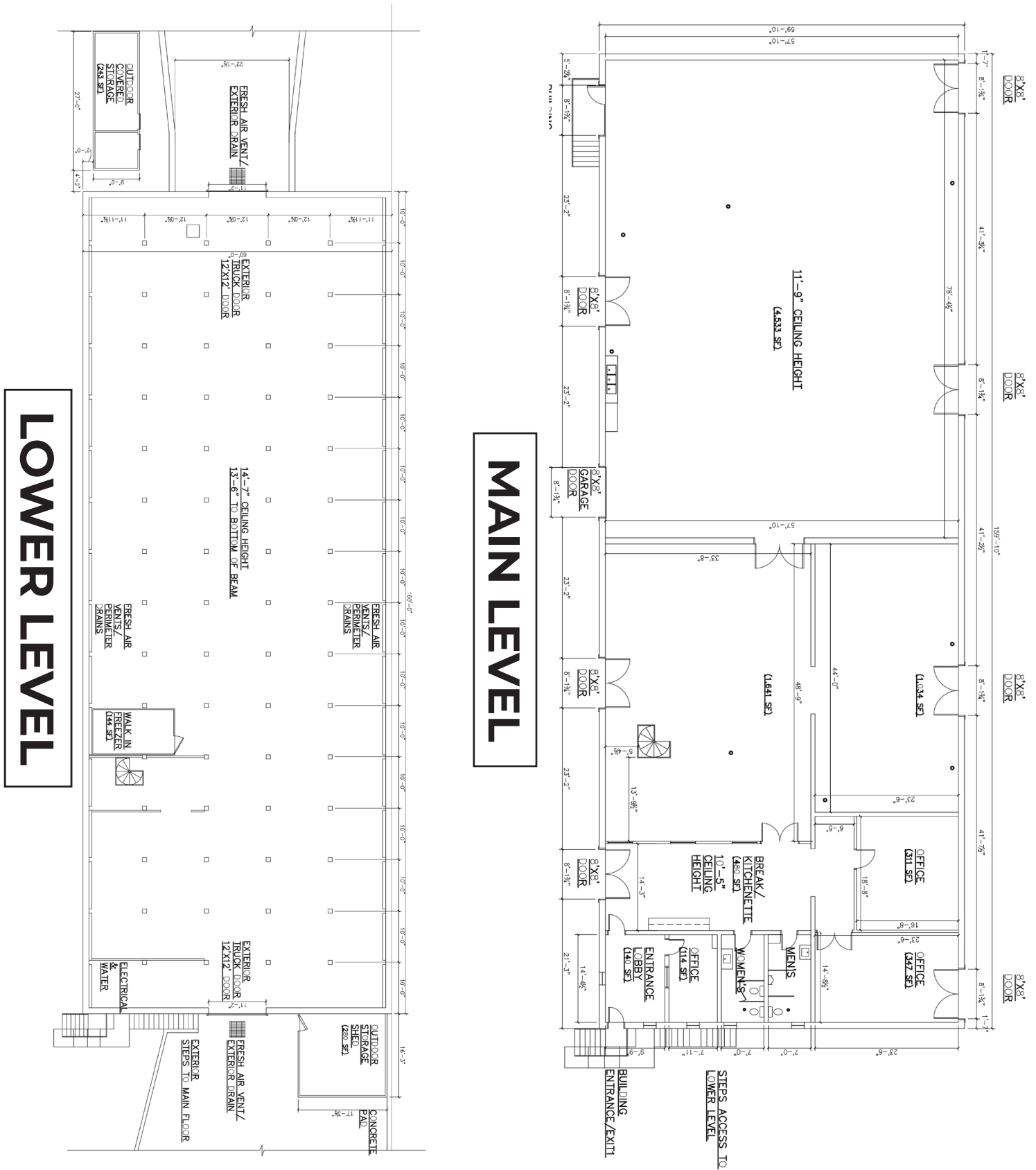
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## PROPERTY FLOOR PLAN



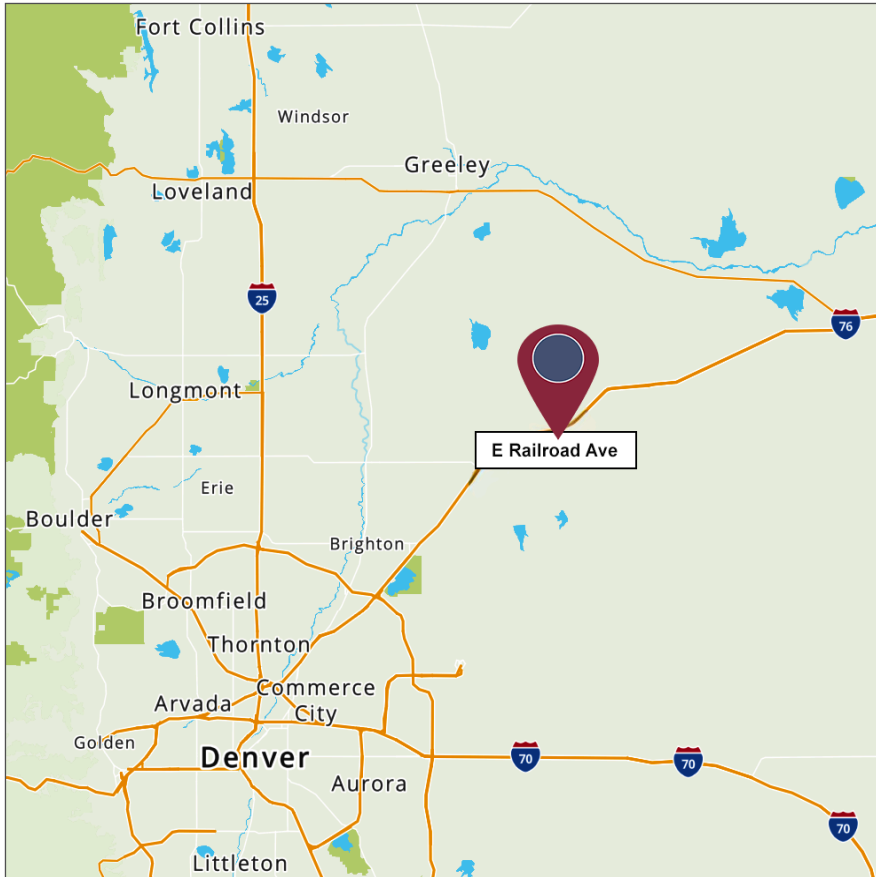


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## PROPERTY LOCATION



### APPROXIMATE TRAVEL TIMES

I-76; HWY-52	2; 5 Minutes
Hudson, Hudson BNSF Logistics Center	10 Minutes
Brighton, Fort Lupton, US-85	20 Minutes
Denver, DIA, Fort Morgan	30 Minutes



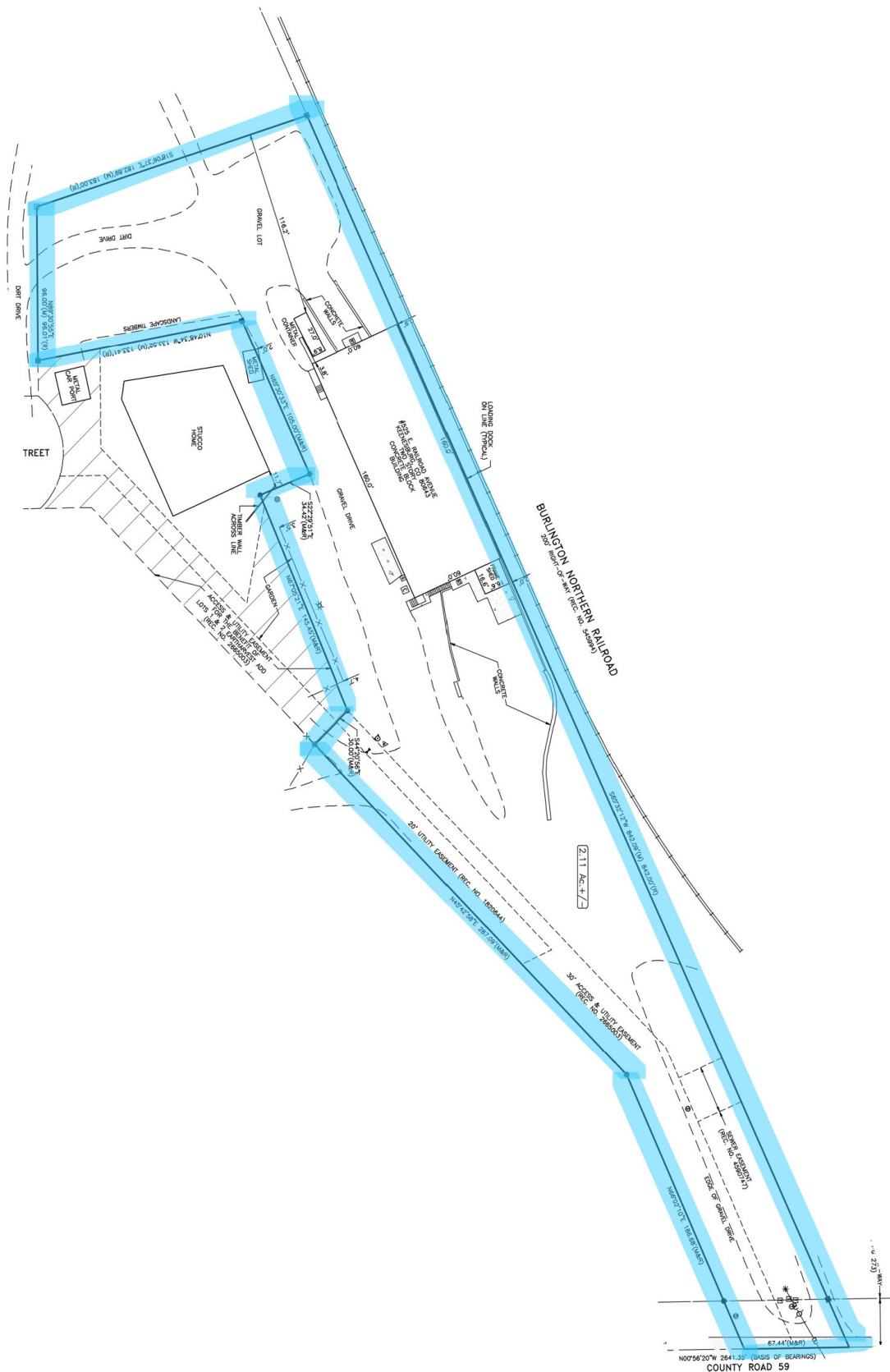
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## PROPERTY LAYOUT





# MIXED-USE INDUSTRIAL SPACE FOR LEASE

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## PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)



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