

# INDUSTRIAL DEVELOPMENT SITE FOR SALE

122 Mount Elbert Avenue  
Dacono, CO 80514





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# Executive Summary

122 Mount Elbert Avenue  
Dacono, CO 80514



**Price**  
\$895,000

122 Mount Elbert Ave presents a rare opportunity to acquire a fully entitled industrial development site located in the rapidly expanding North I-25 Corridor of Weld County, Colorado.



**Square Feet**  
25,000 SF

Currently designed for fourteen small bay units at roughly 1800 SF each. An owner/user can occupy any or all of the space with the flexible configuration. Can eliminate the center demising wall for pull-through loading.



**Lot Size**  
1.70 Acres

The property is development-ready, eliminating the entitlement risk and time delays commonly associated with industrial land acquisition. The site is ideally suited for warehouse, flex, light manufacturing, or owner-user industrial development. With strategic access to I-25 via Highway 52 and proximity to Denver, Boulder, Longmont, and Fort Collins, the location positions users and investors to serve the broader Northern Colorado and Denver Metro markets.



**Zoning**  
Industrial  
(Fully Entitled)

## Investment Highlights



**Clear Height**  
22 - 23 ft

- Fully Entitled Industrial Site
- \$10,000 Tap Fee Certificate
- Designed with Full Fire Suppression
- Development-Ready – Reduced Approval Risk
- Strategic North I-25 Corridor Location
- Minutes to Highway 52 & I-25
- Strong Regional Industrial Demand
- Pro-Business Municipality
- Growing Workforce from Surrounding Residential Expansion
- Ideal for Owner-User or Spec Development

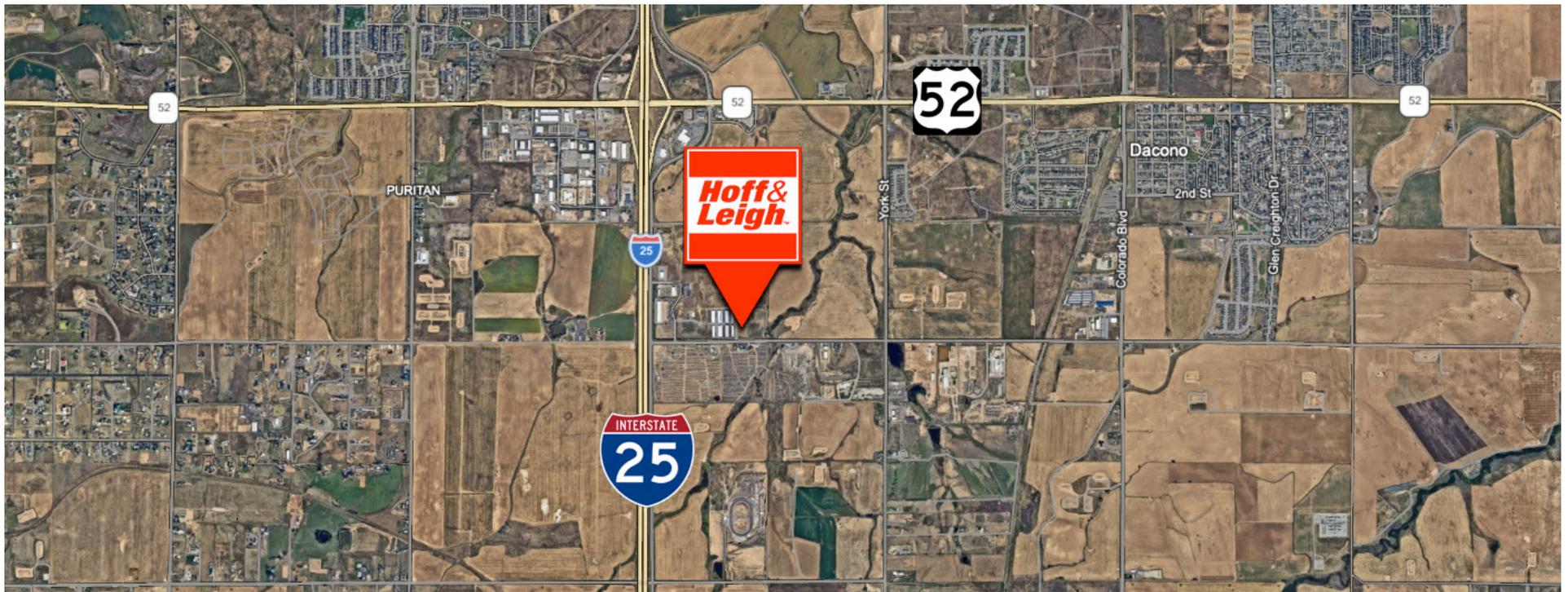
# Location Overview

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The property is located within the City of Dacono, positioned between Denver and Fort Collins along the I-25 growth corridor. Dacono has emerged as a strategic industrial alternative to more expensive infill Denver submarkets.

## The site benefits from:

- Quick access to Interstate 25
- Connectivity to Denver Metro and Northern Colorado
- Proximity to expanding residential communities
- Access to regional labor pool





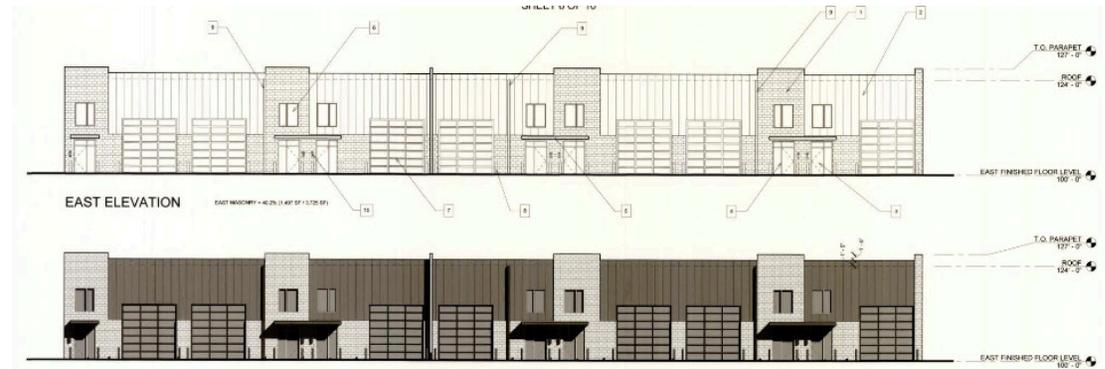
# DEVELOPMENT OPPORTUNITY

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The property is a fully entitled industrial development parcel. Entitlements substantially reduce risk and timeline, allowing a purchaser to proceed directly to permitting and vertical construction.

## Potential uses include:

- Warehouse & Distribution
- Light Manufacturing
- Flex Industrial
- Contractor Shop
- Owner-User Facility
- The site is well-positioned to accommodate small to mid-size industrial development consistent with market demand in the North I-25 submarket



## Entitlement Advantage

- Acquiring raw industrial land often involves:
- Zoning uncertainty
- Planning commission approvals
- Site plan approval timelines
- Utility coordination
- Engineering revisions

## This property mitigates those risks by offering

- Industrial zoning in place
- Approved use for development
- Streamlined path to building permit

This significantly reduces carrying costs, timeline exposure, and approval uncertainty.

# MARKET OVERVIEW

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## Northern Colorado Industrial Market

- The North I-25 Corridor continues to experience:
- Population growth
- Residential expansion
- Industrial demand spillover from Denver
- Increasing construction and infrastructure investment

As core Denver industrial pricing continues to rise, users and investors are seeking more affordable alternatives with strong access and labor availability.

## Industrial Demand Drivers

- E-commerce & last-mile distribution
- Construction & trade contractors
- Light manufacturing relocation
- Service-based industrial businesses
- Regional distribution expansion
- Vacancy rates in the broader region remain historically tight, creating opportunity for new industrial development.

## Target Buyer Profile

### This opportunity is ideal for

- Owner-Users seeking to control occupancy costs
- Regional industrial developers
- Investors targeting long-term appreciation
- 1031 exchange buyers seeking land with upside
- Accessibility without core Denver congestion



# FINANCIAL CONSIDERATIONS

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## Development Upside

- Industrial land in growth corridors historically appreciates due to:
- Infrastructure expansion
- Residential density growth
- Rising construction replacement costs
- Increased scarcity of entitled land
- A fully entitled site provides:
- Reduced pre-construction timeline
- Accelerated stabilization potential
- Lower entitlement risk premium

## Potential Exit Strategies

- Develop and hold for income
- Develop and sell stabilized asset
- Land hold for appreciation
- Owner-user build-to-suit
- Joint venture development

## RISK MITIGATION

- Key risk mitigators include:
- Established industrial zoning
- Proximity to major transportation corridor
- Growing residential base supporting labor force
- Industrial demand across Northern Colorado
- Reduced entitlement uncertainty



# Conclusion

122 Mount Elbert Avenue  
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122 Mount Elbert Ave offers a compelling opportunity to acquire a development-ready industrial site within one of Colorado's most dynamic growth corridors.

Fully entitled industrial land with strong regional access is increasingly difficult to secure. This asset presents a strategic opportunity for developers, investors, and owner-users to capitalize on continued industrial expansion along the North I-25 Corridor.



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