

FOR SALE

80 ACRES | HEAVY INDUSTRIAL ZONING

13540 County Road 10
Fort Lupton, CO



PROPERTY HIGHLIGHTS

- 80 acres
- Zoned: Heavy Industrial
- Annexed to the City of Fort Lupton
- 10 minutes to I-76 | 10 minutes to I-25 | 35 minutes to DIA | 25 minutes to Denver

PRICE

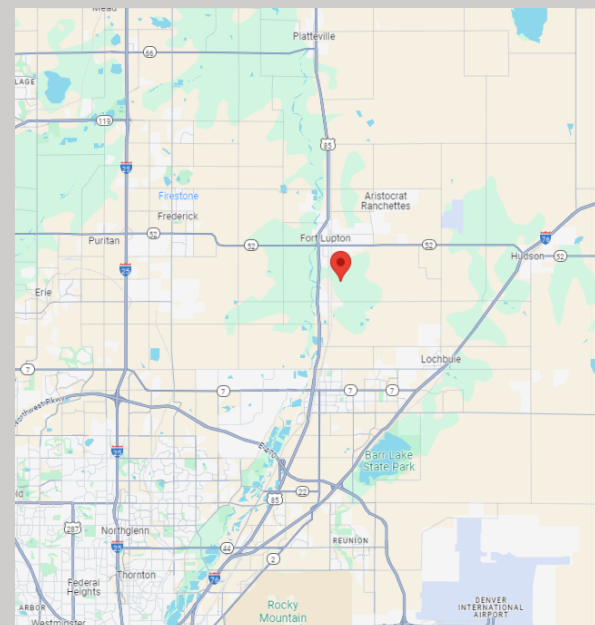
- Contact Broker

NEIGHBORS

- Basalite Concrete Products
- Halliburton
- Vestas American Wind Technology
- Anadarko Petroleum
- Summit Bodyworks
- Charm Industrial

WATER

- Water provided by Northern Water District (purchaser must buy tap)
- 40 water shares available to purchase



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ZONING

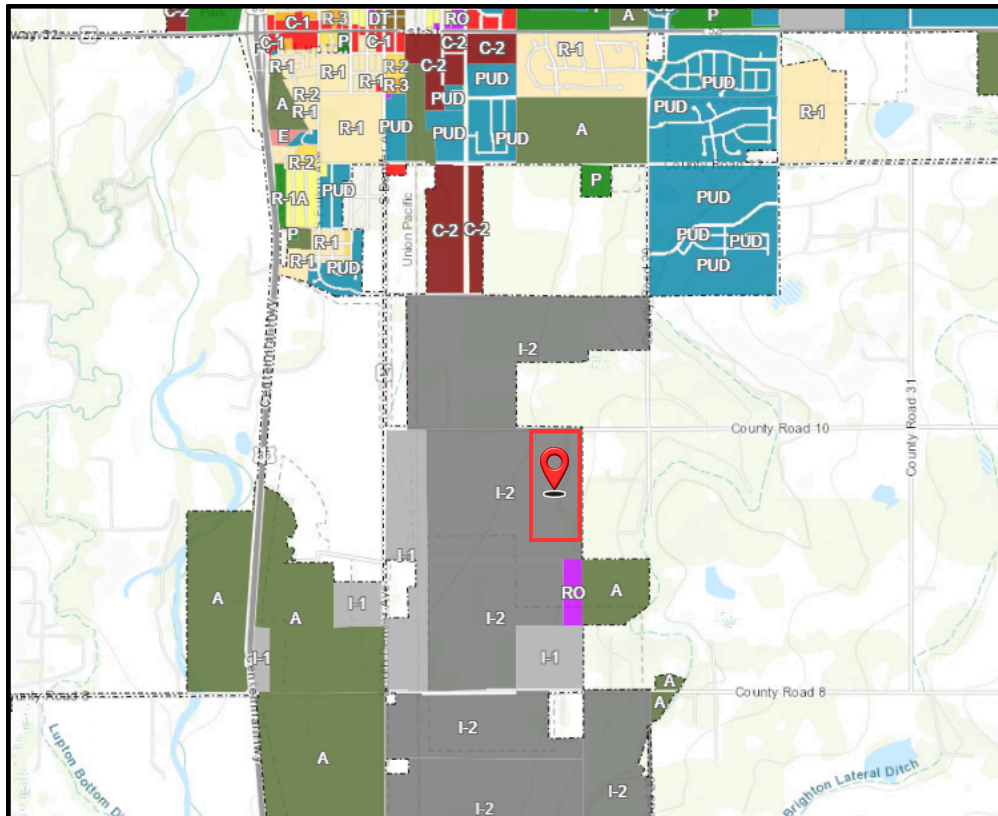
I-2 Zoning - Fort Lupton, CO

The I-2 district provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

Industrial Uses Allowed

Airport/Heliport	S
Industrial Services—Limited (up to 10 vehicle fleet)	■
Industrial Services—General (11 to 25 vehicle fleet)	■
Industrial Services—Large (26+ vehicle fleet)	■
Manufacturing—Limited/Artisan	■
Manufacturing—Light	■
Manufacturing—General	■
Manufacturing—Heavy	S
Mining and Resource Extraction	
Oil and Gas Drilling and Exploration (See Section 16-4.04.I)	S
Storage and Warehousing—Indoor	■
Storage and Warehousing—Outdoor	■
Storage and Warehousing—Hazardous Materials	S
Utility—Limited	■
Utility—General	■
Utility—Heavy	S
Utility—Pipeline	S
Waste Management and Processing—General	■
Waste Management and Processing—Heavy	S

■ Permitted uses subject to general district and building standards, and review procedures.
(S) Special uses subject to the review process and criteria in [Section 16-2.07](#).



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