

FOR SALE

1352 Factory Drive & 1355 Factory Circle, Fort Lupton, CO



CONTACT

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CROSBIE
REAL ESTATE
GROUP

PROPERTY OVERVIEW

- Dealership / maintenance facility with yard available for owner / user or investment sale
- **Sale Price: \$2.1 Million**
- **Total Land:** 2 AC with potential for additional acreage across street
- 3 Buildings Total
 - **1355 Factory Circle:** 0.64 AC; 4,800 SF office and sales floor
 - **1352 Factory Drive:** 1.36 AC; 5,600 SF industrial and office with 4 bay doors & 2,200 SF separate shop space building
- **Ceiling Height:** 16 ft - 24 ft
- **Zoning:** Fort Lupton – I-1

DEMOGRAPHICS

POPULATION



1 Mile:	4,879
3 Mile:	11,005
5 Mile:	13,976

DAYTIME POPULATION



1 Mile:	2,304
3 Mile:	4,202
5 Mile:	5,383

AVG. HH INCOME



1 Mile:	\$69,978
3 Mile:	\$95,455
5 Mile:	\$102,255

HOUSEHOLDS



1 Mile:	1,708
3 Mile:	3,804
5 Mile:	4,858

TRAFFIC COUNTS



Hwy 85 south of 14th:	24,586 vpd
Hwy 85 north of 14th:	24,003 vpd

FEATURES

- Easy access from Hwy 85 in Fort Lupton
- RV dump station & propane filling station
- Newly renovated with new furnace & AC

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14TH ST

↑
Evans
& Greeley



SITE



DENVER AVE

←
Frederick &
Firestone

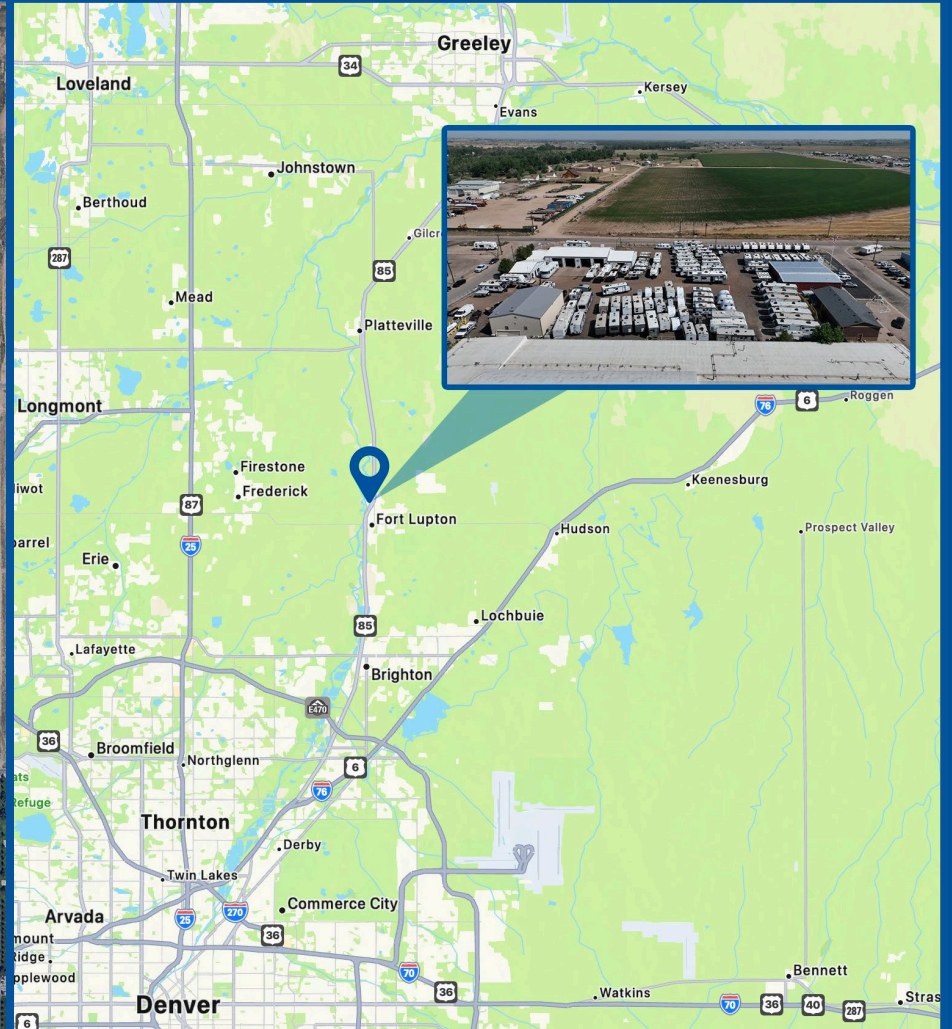


1ST ST



→
Hudson

↓
Brighton

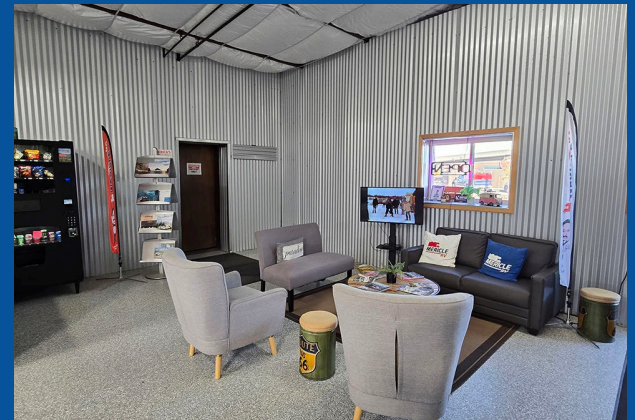


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