

12555 Energy Rd

12555 Energy Rd, Fort Morgan, CO 80701



PRICE REDUCED
\$1,990,000

4803 Innovation Drive, Ste. 1A, Fort Collins, Colorado 80525 | 970.236.2322 | colorado-commercial.com



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12555 Energy Road- For Sale, Lease to Own, Lease

12555 Energy Rd, Fort Morgan, CO 80701

Property Details

Price \$1,990,000

Price per Sq/Ft \$54.17

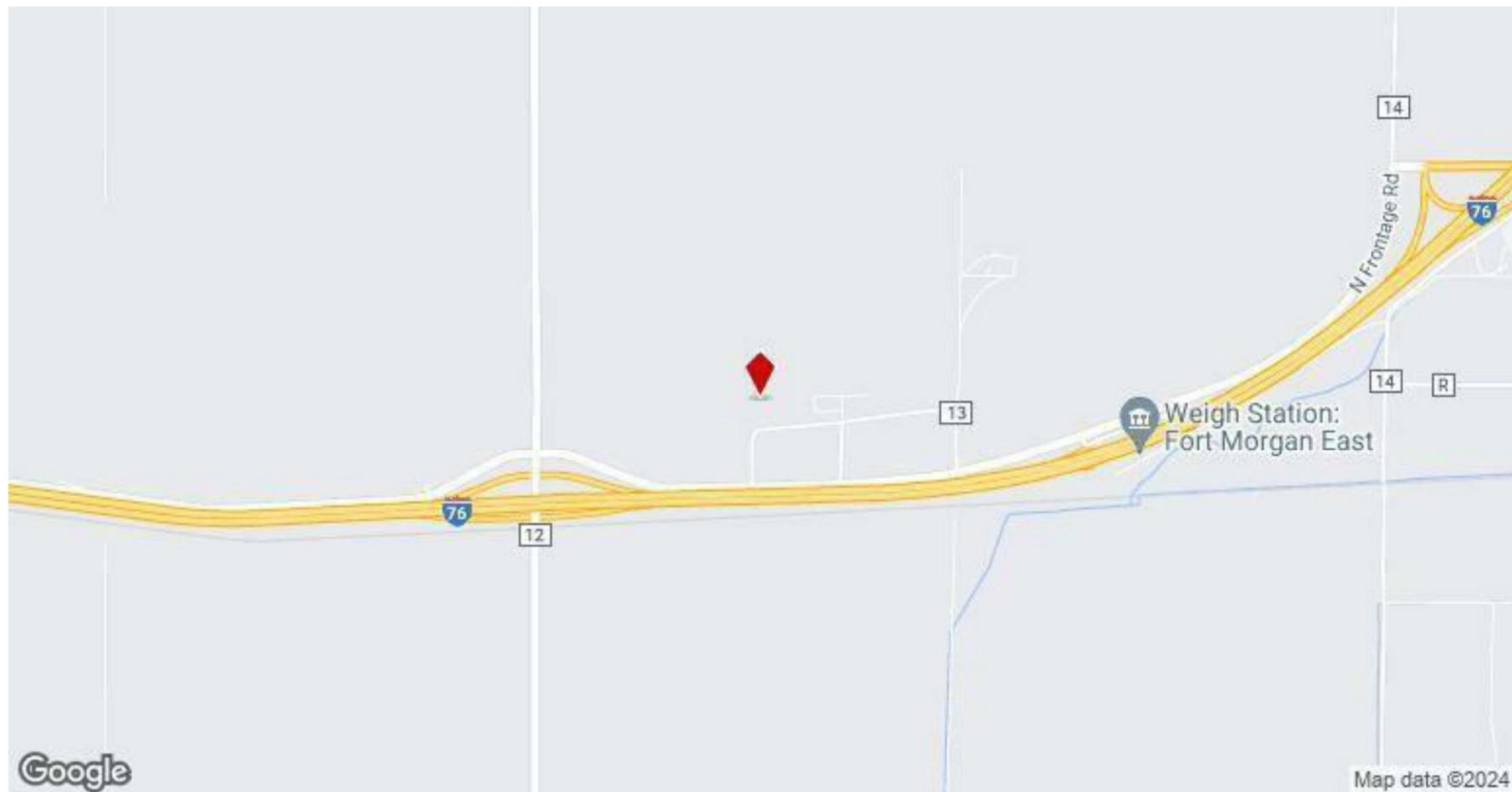
- 12555 Energy Road is a 36,735-square-foot industrial facility in Fort Morgan, Colorado, well located directly off of I-76 interstate. The property has successfully accommodated multiple manufacturing tenants. Property is available for sale, lease to own, or commercial lease.
- Steel constructed warehouse building is approximately 30,000-square-foot with operational two - three ton cranes spanning across length of warehouse. Clearance height of cranes is 15' to allow accessibility for standard tractor and trailer heights and widths along with other industrial uses.
- Property has a great deal of electrical capacity for a wide range of heavy industrial uses. Electrical services includes 1200 Amp 480 volt electrical service as well as a separate 200 Amp 240 volt electrical service. Building's current electrical infrastructure supports a multitude of electrical power usages such as 480 volt, 240 volt and 208 volt electrical service.
- Warehouse is equipped with radiant heat positioned throughout the warehouse for the cold weather months.
- Paint booth located in other warehouse building is fully operational with epoxied floor, updated LED lighting and VFD drive fan controller.
- Other key highlights of buildings include clean office space that overlooks warehouse operations, a machine shop that is temperature controlled with 2 overhead door access. One to access interior of warehouse, and other overhead door allows to have access to exterior of building.

| | |
|----------------------------------|---|
| Property Type: | Industrial |
| Property Subtype: | Manufacturing |
| Building Class: | A |
| Sale Type: | Investment |
| Lot Size: | 2.80 AC |
| Rentable Building Area | 36,735 SF |
| Rentable Building Area | 36,735 SF |
| Sale Conditions: | Sale, Lease to Own, or Commercial Lease Option. |
| No. Stories: | 1 |
| Year Built: | 1996 |
| Tenancy: | Single |
| Parking Ratio: | 0.54/1,000 SF |
| Clear Ceiling Height: | 16 FT |
| No. Drive In / Grade-Level Doors | 3 |

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Location



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Property Photos



12555 ENERGY ROAD-BUILDINGS



AERIAL VIEW & PROPERTY LINE

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Property Photos



MAIN WAREHOUSE WITH CRANES/MACHINE SHOP



SECONDARY WAREHOUSE WITH PAINT BOOTH

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Property Photos



SECONDARY WAREHOUSE WITH PAINT BOOTH



MAIN ENTRANCE FOYER- ACCESS SECONDARY WAREHOUSE, BATHROOMS, OFFICE SPACE.

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Property Photos



MAIN ENTRANCE FOYER-MEN & WOMEN BATHROOMS



SECONDARY WAREHOUSE WITH PAINT BOOTH

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Property Photos



PAINT BOOTH



PAINT BOOTH AND ELECTRICAL SERVICES

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MAIN WAREHOUSE- MACHINE SHOP



MAIN WAREHOUSE-MACHINE SHOP

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MAIN WAREHOUSE-BREAK ROOM/STORAGE ROOM/OFFICE SPACE (TEMP CONTROLLED)



MAIN WAREHOUSE-APPROXIMATELY 30,000 SQ FT

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MAIN WAREHOUSE--APPROXIMATELY 30,000 SQ FT



MAIN WAREHOUSE-OVERHEAD DOORS-X4

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MAIN WAREHOUSE-CRANES/OVERHEAD DOOR ACCESS TO MACHINE SHOP



MAIN WARHOUSE-3 TON CRANE-1 OF 2

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Property Photos



MAIN WARHOUSE-3 TON CRANE-2 of 2



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Property Photos



OFFICE SPACE IN BETWEEN MAIN WAREHOUSE AND SECONDARY WAREHOUSE



OFFICE SPACE/STORE ROOM

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OFFICE SPACE IN BETWEEN MAIN WAREHOUSE AND SECONDARY WAREHOUSE



OFFICE SPACE WITH MAIN WAREHOUSE VIEW

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PROPERTY LINE OF PROPERTY-APPROXIMATELY 2.8 ACRES



12555 ENERGY ROAD-AERIAL-EAST SIDE OF PROPERTY

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12555 ENERGY ROAD-FRONT OF PROPERTY



12555 ENERGY ROAD-AERIAL-WEST SIDE OF PROPERTY

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12555 ENERGY ROAD-ROADSIDE SIGNAGE FACING INTERSTATE-19' WIDTH X 9'8" TALL

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