



Industrial Outdoor Storage & Truck Parking

Lease Rate: \$2000/AC/MO Modified Gross

Sale Price: Contact Brokers

For more information, please contact:

CHASE GRIMES

Vice President

314.607.0778

CGrimes@PinnacleREA.com

PAUL SCHNEIDER

Principal

303.817.3429

PSchneider@PinnacleREA.com

Property Description:

Property Type:	Industrial & Commercial Land
Lot Size:	10.00 AC (Weld County)
County:	Weld
Zoning:	I-3 (Weld County)
Shop SF:	2,000 SF

Property Highlights:

- Centrally located amongst Denver, Greeley, Fort Collins, & Boulder
- Located on lighted intersection of US Hwy 85 & County Rd 6
- Excellent access to US Hwy 85
- Easily divisible into minimum 1.00 acre parcels
- Roadbase, crushed concrete, fencing, and power available



Schneider Grimes
INVESTMENT SERVICE GROUP


POPULATION

3 mile	9,285
5 mile	58,417
10 mile	195,719


HOUSEHOLDS

3 mile	2,841
5 mile	19,271
10 mile	64,352


AVERAGE HH INCOME

3 mile	\$88,327
5 mile	\$101,881
10 mile	\$124,553



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