

FOR SALE, LEASE, OR BUILD-TO-SUIT

**BELLMORE FARMS INDUSTRIAL PARK**  
NUNN, COLORADO 80648



**LOT SALE PRICE: \$1.75 - \$2.00/SF | LOT LEASE RATE: \$1,500/ACRE**

**BUILD-TO-SUIT SALE PRICE: \$140.00/SF**

**BUILD-TO-SUIT LEASE RATE: \$15.00/SF NNN**

This newly developed industrial park consists of a total of 19 lots. Seven lots are for sale, lease, lease build-to-suit or sale build-to-suit. If potential buyers/tenants are interested in a build-to-suit, construction can be completed in 4-5 months from date of agreement. Lots can be combined for up to 18.71 acres. This park is right in the middle of prime oil and gas activity and prices are substantially lower than surrounding communities. *Please see reverse for site plan and aerial.*

**PROPERTY DETAILS**

<b>Lot Size</b>	3.4 to 18.71 Acres
<b>Zoning</b>	Industrial
<b>Utilities to Site</b>	Electric, water, gas
<b>Min. Building SF</b>	3,000
<b>Max. Building SF</b>	12,000
<b>Operating Expenses</b>	\$2.00/SF NNN

**AVAILABILITIES: 2ND FILING**

LOTS	AVAILABILITY
1, 2, 3, 4, 7, 8, 9, 10, 11, 12	SOLD
5, 6, 13	Available

**AVAILABILITIES: 3RD FILING**

LOTS	AVAILABILITY
1, 2, 3, 7, 8, 9	SOLD
4, 5, 6, 12	Available
10, 11	Leased

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## Contact

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