

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

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

BELLMORE FARMS INDUSTRIAL PARK
NUNN, COLORADO 80648



Contact

TRAVIS ACKERMAN
Executive Director
+1 970 267 7720
travis.ackerman@cushwake.com

cushmanwakefield.com