

# STEELWAVE JUNCTION

A NEW HEAVY INDUSTRIAL & MIXED-USE BUSINESS PARK DEVELOPMENT IN KEENESBURG

**Colorado  
Group**

**M. CHANDLER LISLE**  
Broker Associate  
303.449.2131 ext 119  
mchandler@coloradogroup.com

25175 CO RD 18  
Keenesburg, CO 80643







# STEELWAVE JUNCTION

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Contact Broker:

**M. CHANDLER LISLE**

Broker Associate

303.449.2131 ext 119

[mchandler@coloradogroup.com](mailto:mchandler@coloradogroup.com)



# EXECUTIVE SUMMARY

## STEELWAVE JUNCTION

The Colorado Group is pleased to present **STEELWAVE JUNCTION**, a new 146 acre heavy industrial and mixed-use development by Slate Group in Keenseburg, CO. Strategically located off I-76 & Kersey Rd CR-49 (Weld County Pkwy), Steelwave Junction offers a high-end modern business park that caters to most all commercial business use cases accompanied with the added component of industrial outdoor storage, and provides prime interstate access to the major arterial roadways in close proximity to Denver, DIA, BNSF Railroad network, and the Front Range.

Separated into two phases, Phase One consists of 31 lots platted across 1-4-acre lot sizes, and Phase Two consists of 60 acres available for additional development and industrial outdoor storage. The site is supplied with a 2025 Slate Group-built Class A 8,000 SF industrial building, available now, and three more spec buildings are set to be delivered by Slate Group. Steelwave offers a versatile opportunity for users and investors to assemble their ideal improvement and site size to accommodate their business needs, available for sale or for sale or lease with a build-to-suit component from Slate Group. Steelwave Junction awaits to elevate your business presence to expand, thrive, and adapt seamlessly in one location.





# PROPERTY OVERVIEW

146 Acres  
SITE SIZE

HI  
ZONING

STEELWAVE  
JUNCTION

Downtown  
Denver



BNSF Hudson

CR-16



I-76 Fort Morgan/Denver

Keenesburg

CR-52

CR-49 Kersey Rd (Weld County Parkway)

CR-18

CR-51





# STEELWAVE JUNCTION - Heavy Industrial & Mixed-Use Business Park in Keenesburg

**STEELWAVE JUNCTION** offers users or investors a desirable opportunity that captures most all commercial use cases alongside industrial outdoor storage in one location.

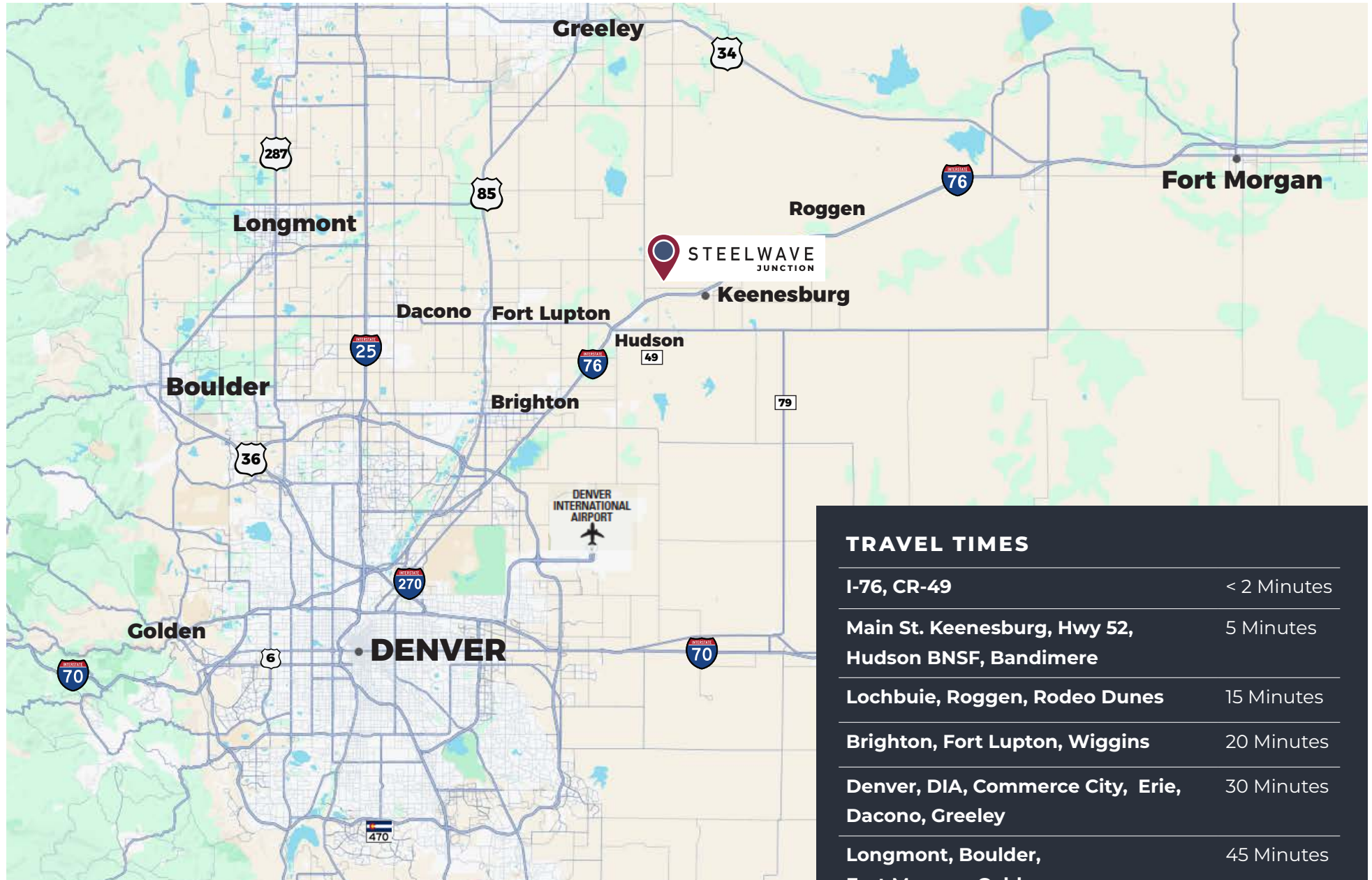
- ◆ Strategically located with access to major arterial roadways to the greater Denver and Front Range area or connect to BNSF's North America transloading network within minutes
- ◆ Annexed into Town of Keenesburg, fully permitted, entitled, shovel ready with utilities on site
- ◆ Ability to assemble lots and warehouse product ideal to fit business needs
- ◆ (1) 6,000 SF, (1) 10,000 SF, and (1) 12,000 SF spec buildings to be delivered by Slate Group negotiated separately
- ◆ Over 10,000+ new homes in development around Keenesburg
- ◆ Nearby BNSF's 20M SF, 2,100 AC Weld County Intermodal facility bringing 10-20k jobs, one of Colorado's largest new economic developments

## PROPERTY OVERVIEW

|                                      |   |
|--------------------------------------|---|
| <b>SITE PRICE</b>                    | <b>\$9,550,000 (\$65k/AC)</b>   |
| <b>SITE SIZE</b>                     | 146.7 Acres   |
| <b>AVAILABLE SF FOR SALE / LEASE</b> | B2 L4: 8,000 SF / 2.66 AC<br>\$1,675,000 (\$209/SF)   \$13.00/SF NNN  |
| <b>AVAILABLE LOTS</b><br>(PHASE ONE) | 31 Lots   1-4+ AC (\$130-150k/AC)   67 AC   |
| <b>AVAILABLE LAND</b><br>(PHASE TWO) | 60 AC Not Platted   |
| <b>BUILD TO SUIT</b>                 | 3,000 – 200,000 SF (Industrial SIPs)  |
| <b>FOR LEASE TERM</b>                | 3-15 Years  |
| <b>COUNTY</b>                        | Weld County   |
| <b>ZONING</b>                        | (HI) <a href="#">Heavy Industrial District</a>  |
| <b>USES</b>                          | Industrial with outdoor storage, Retail, Office, Specialty, Commercial Live/Work  |
| <b>UTILITIES ON SITE</b>             | <ul style="list-style-type: none"><li>• <b>Water:</b> Town of Keenesburg</li><li>• <b>Power:</b> 3-Phase (United Power)</li><li>• <b>Septic:</b> Resource Colorado</li><li>• <b>Gas:</b> Atmos Energy</li></ul> |

**CALL BROKER**  
FOR PRICES & SHOWINGS

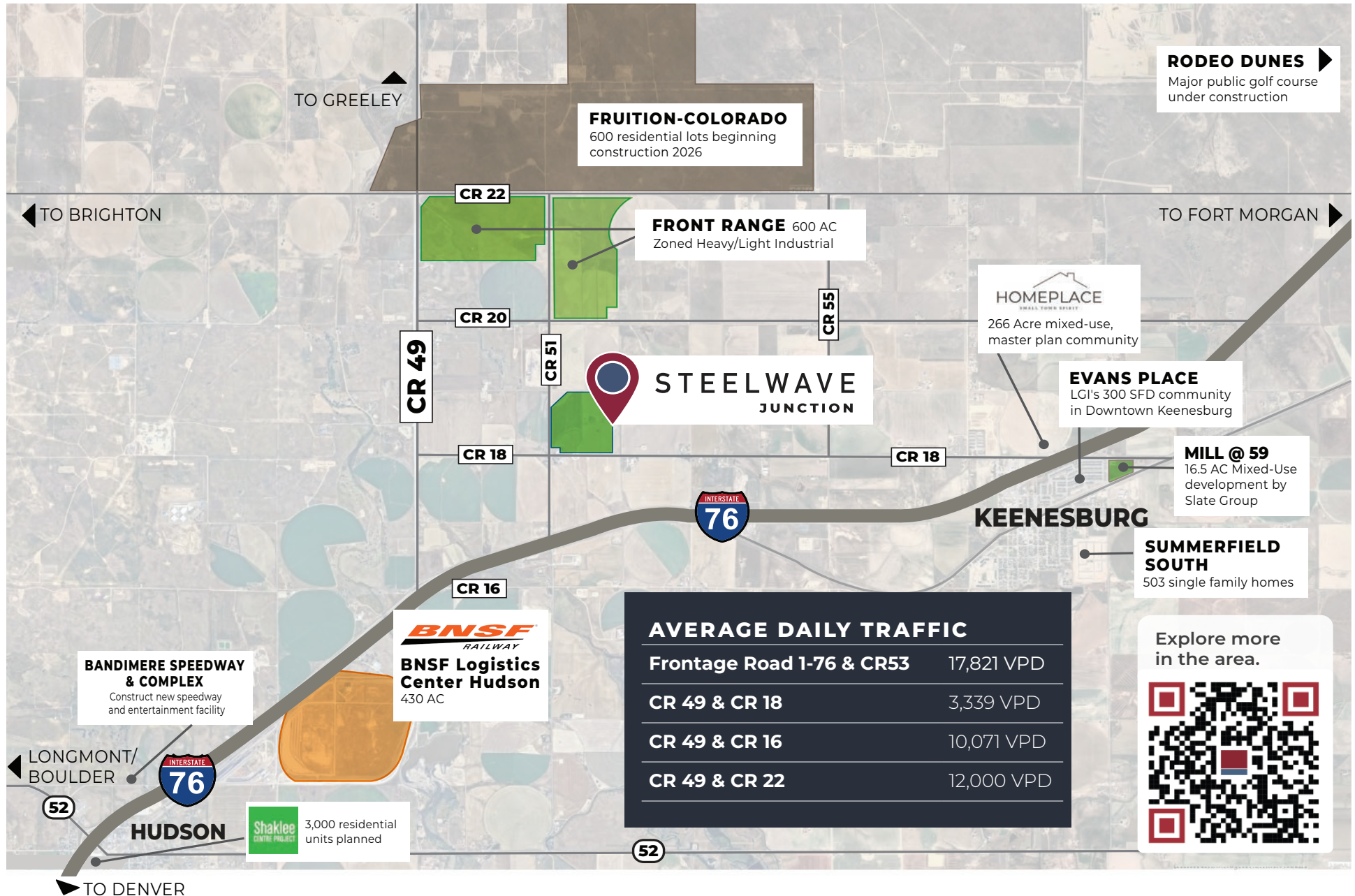




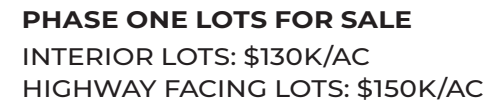


# AREA OVERVIEW

# STEELWAVE JUNCTION



STEELWAVE  
JUNCTION



## BLOCK 4

| LOT          | ACRES   | BUILDING AREA |
|--------------|---------|---------------|
| <b>LOT 1</b> | 2.17 AC | BTS           |
| <b>LOT 2</b> | 2.17 AC | 6,000 SF*     |
| <b>LOT 3</b> | 2.18 AC | 10,000 SF*    |
| <b>LOT 4</b> | 3.72 AC | BTS           |
| <b>LOT 5</b> | 4.09 AC | BTS           |
| <b>LOT 6</b> | 2.00 AC | BTS           |

| LOT   | ACRES   | BUILDING AREA |
|-------|---------|---------------|
| LOT 1 | 2.18 AC | BTS           |
| LOT 2 | 2.18 AC | BTS           |
| LOT 3 | 2.18 AC | BTS           |
| LOT 4 | 2.18 AC | BTS           |
| LOT 5 | 2.18 AC | BTS           |
| LOT 6 | 1.92 AC | BTS           |
| LOT 7 | 2.16 AC | BTS           |
| LOT 8 | 2.18 AC | BTS           |

## BLOCK 5

| LOT          | ACRES   | BUILDING AREA |
|--------------|---------|---------------|
| <b>LOT 1</b> | 2.21 AC | BTS           |
| <b>LOT 2</b> | 2.20 AC | BTS           |
| <b>LOT 3</b> | 4.49 AC | 12,000 SF*    |
| <b>LOT 4</b> | 2.66 AC | 8,000 SF      |
| <b>LOT 5</b> | 2.00 AC | BTS           |
| <b>LOT 6</b> | 2.00 AC | BTS           |
| <b>LOT 7</b> | 2.00 AC | BTS           |

| LOT   | ACRES   | BUILDING AREA |
|-------|---------|---------------|
| LOT 1 | 2.18 AC | BTS           |
| LOT 2 | 2.00 AC | BTS           |
| LOT 3 | 1.10 AC | BTS           |
| LOT 4 | 1.00 AC | BTS           |
| LOT 5 | 1.01 AC | BTS           |
| LOT 6 | 1.15 AC | BTS           |

| LOT | ACRES | BUILDING<br>AREA |
|-----|-------|------------------|
|-----|-------|------------------|

| LOT          | ACRES   | AREA |
|--------------|---------|------|
| <b>LOT 1</b> | 1.95 AC | BTS  |
| <b>LOT 2</b> | 1.97 AC | BTS  |
| <b>LOT 3</b> | 1.96 AC | BTS  |
| <b>LOT 4</b> | 1.95 AC | BTS  |

*\*Spec building by Slate Group to be negotiated  
(BTS - Build to suit)*



**AVAILABLE NOW** BLOCK 2, LOT 4

# STEELWAVE JUNCTION



## FOR SALE OR LEASE

**Block 2, LOT 4: \$1,675,000 (\$209/SF) | \$13.00/SF NNN**

Class A 2025 Slate Group constructed 100' X 80' (8,000 SF) industrial building with 7,100 SF of open warehouse area, 1,800 SF office area with mezzanine, (4) oversized drive-in doors with truck pull through access, 3-phase power, and approximately 2 AC of outdoor storage area available for sale or lease.

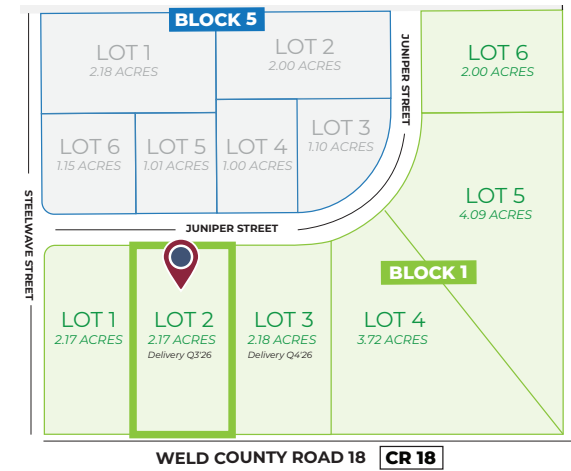
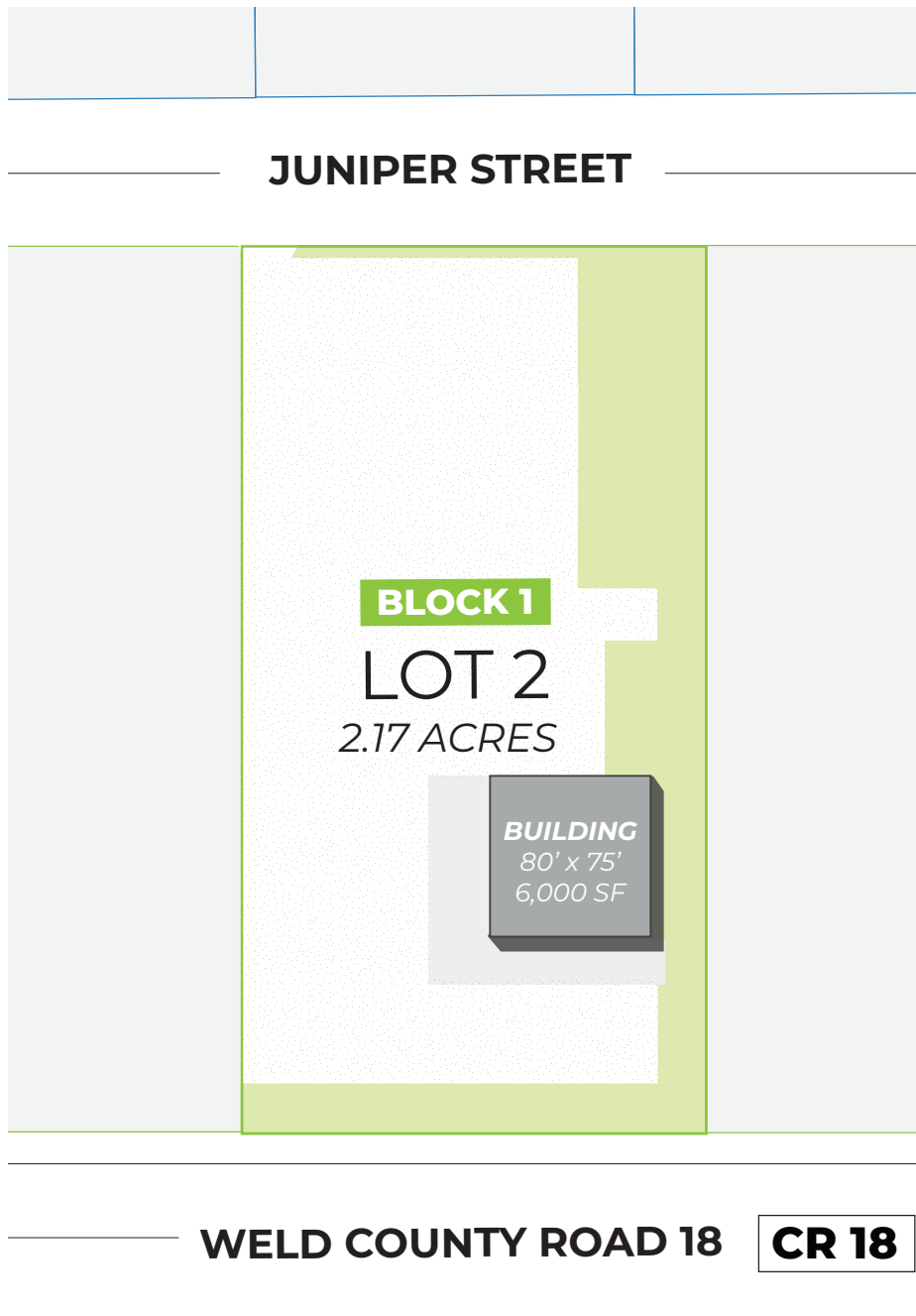


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# SPEC BUILD BLOCK 1, LOT 2 SITE PLAN

STEELWAVE  
JUNCTION



## SPEC BUILD BLOCK 1, LOT 2:

Slate Group to construct 80' x 75' (6,000 SF) class A industrial product with approximately 1.6 AC of outdoor storage area on Block 1, Lot 2 with delivery anticipated Q3'26



# SPEC BUILD BLOCK 1, LOT 3 SITE PLAN

STEELWAVE  
JUNCTION

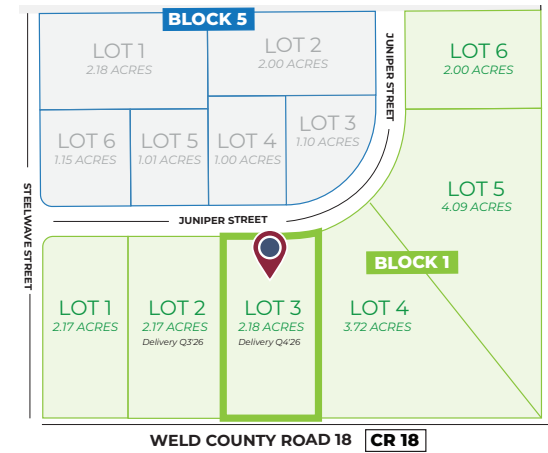
JUNIPER STREET

**BLOCK 1**

**LOT 3**  
2.18 ACRES

**BUILDING**  
125' x 80'  
10,000 SF

WELD COUNTY ROAD 18 **CR 18**



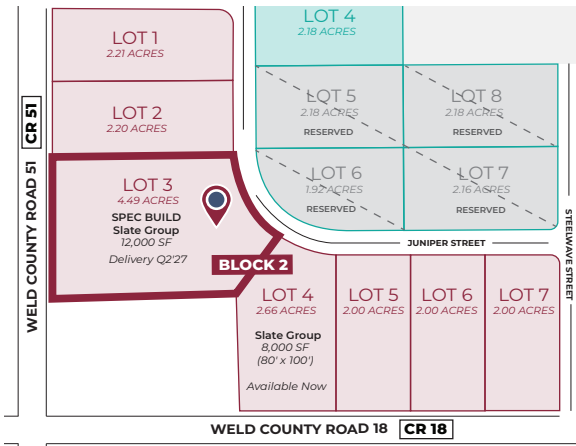
## SPEC BUILD BLOCK 1, LOT 3:

Slate Group to construct 125' x 80' (10,000 SF) Class A industrial product with approximately 1.5 AC of outdoor storage area on Block 1, Lot 3 with delivery anticipated Q4'26

# SPEC BUILD BLOCK 2, LOT 3 SITE PLAN

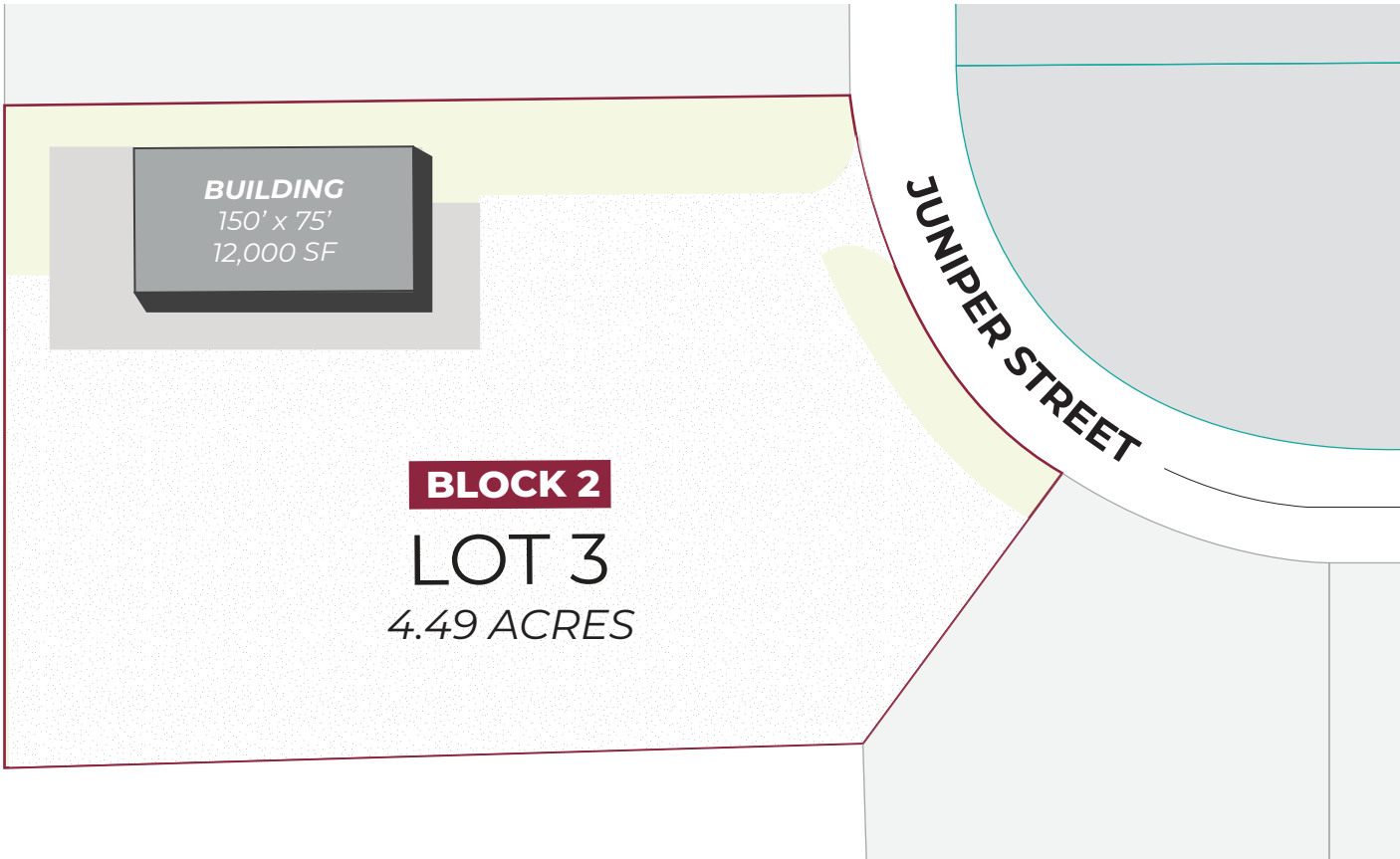
**SPEC BUILD BLOCK 2, LOT 3:**

Slate Group to construct 150' x 75' (12,000 SF) Class A industrial product with approximately 3.5 AC of outdoor storage area on Block 2, Lot 3 with delivery anticipated Q2'27



WELD COUNTY ROAD 51  
CR 51

WELD COUNTY ROAD 51  
CR 51







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# STEELWAVE JUNCTION



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FOR MORE INFORMATION  
ON THIS PROPERTY,  
PLEASE CONTACT:

**M. CHANDLER LISLE**

Broker Associate

303.449.2131 ext 119

[mchandler@coloradogroup.com](mailto:mchandler@coloradogroup.com)



**The Colorado Group, Inc**

3101 Iris Avenue, Suite 240

Boulder, CO 80301

303.449.2131

[www.coloradogroup.com](http://www.coloradogroup.com)



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