

FOR LEASE

18110

CR 33

LASALLE, CO 80645



/// LEASE RATE: \$5,500/MONTH (GROSS + UTILITIES)

 CUSHMAN &  
WAKEFIELD



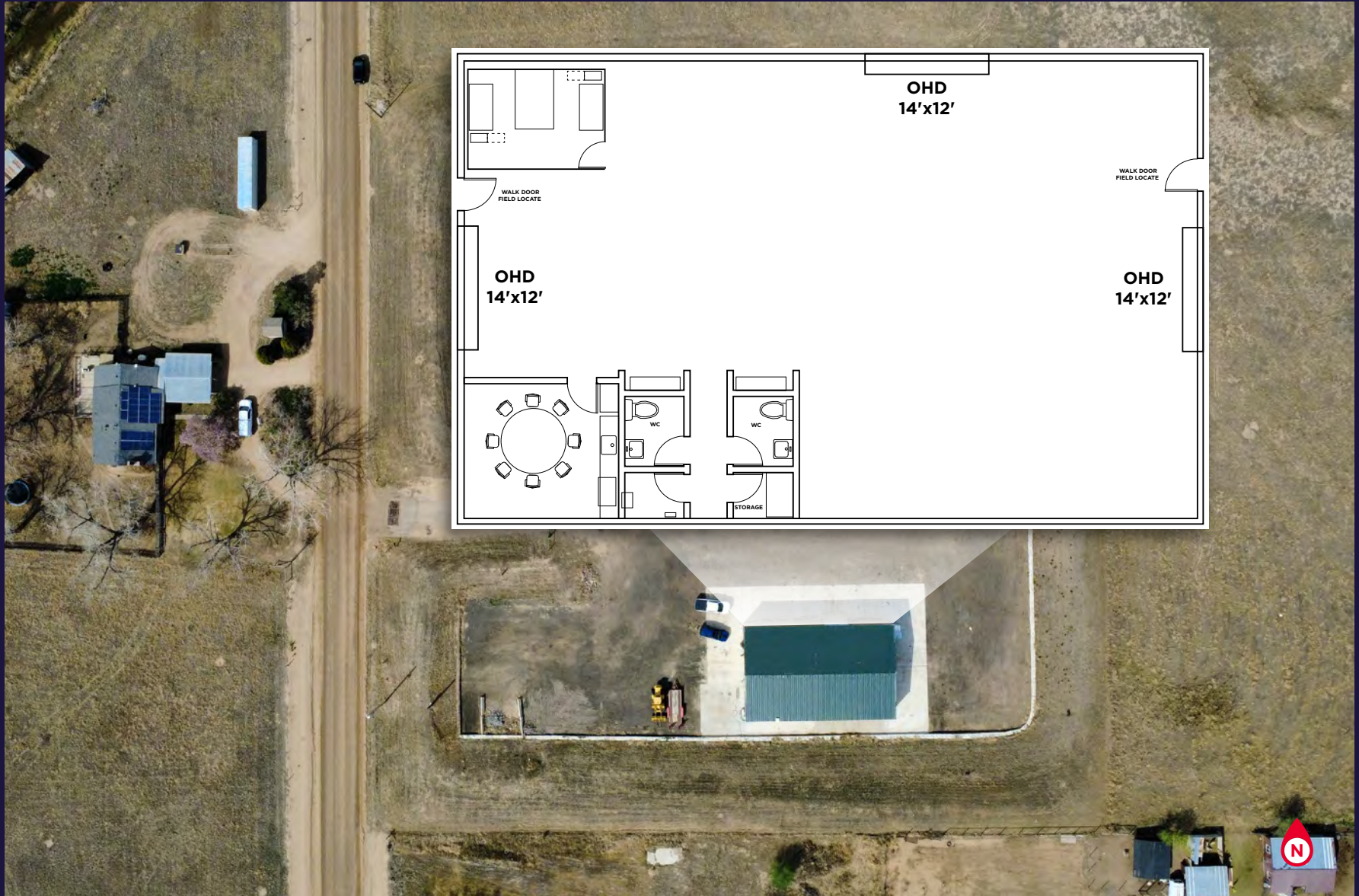
## // PROPERTY FEATURES

<b>Building Size</b>	4,000 SF
<b>Land Size</b>	3.71 Acres
<b>Loading</b>	(3) 14'x12'
<b>Power</b>	Single Phase, 280 Volts
<b>Zoning</b>	<u>A (Agricultural)</u>  <u>Weld County</u>
<b>Year of Construction</b>	2022
	<ul style="list-style-type: none"><li>• Air Compressor &amp; Lines</li><li>• Floor Heat</li><li>• Floor Drains</li></ul>

Located in the growing industrial corridor of LaSalle, 18110 County Road 33 offers a versatile 4,000 SF industrial building situated on a generous 3.71-acre lot, providing ample space for outdoor storage, expansion, or operational flexibility. The property is secured with an entrance security gate, adding an extra layer of control and peace of mind. The building features approximately 3,300 SF of functional warehouse/shop space complemented by 700 SF of finished office, breakroom, and restroom area, creating an efficient layout for both daily operations and employee comfort. With three overhead doors allowing for convenient access, loading, and workflow, this property is well-suited for contractors, service-based businesses, or light industrial users seeking a flexible, well-located asset in Northern Colorado.

// **18110 CR 33**  
LaSalle, CO 80645

# // PROPERTY FLOOR PLAN





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