



1100 DENVER AVE  
FORT LUPTON, CO  
80621

**Space Available**  
**14,244 SF**

**Sale Price**  
**\$2,279,040.00**

**Price / SF**  
**\$160.00/SF**

**Lease Rate**  
**\$12.00/SF NNN**

**NNN Rate**  
**\$4.50/SF**

Utilities Not Included

*LARGE INDUSTRIAL/OFFICE SPACE AVAILABLE IN FORT LUPTON*

- Property features 3 industrial buildings with multiple drive-in overhead doors
- Private office space, breakroom area, restrooms and storage space
- Centrally located in Fort Lupton and right off of US Highway 85
- Easy access to Metro Denver and Northern Colorado



# PROPERTY FEATURES

Lot Size: 37,491 SF

Zoning: Industrial

Clear Height: 16'

Drive-In Doors: 2 (14') and 7 (10')

Buildings Total SF: 14,244 SF

## Building 1:

- SF: 7,200
- Two 14' overhead drive in doors
- One 10' overhead drive in door

## Building 2:

- SF: 5,100 SF
- Four 10' overhead drive in doors

## Building 3:

- SF: 1,944 SF
- Two 10' overhead drive in doors
- Two 14' overhead drive in doors



# BUILDING 1 FLOOR PLAN



# PROPERTY PHOTOS



AREA MAPS



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