



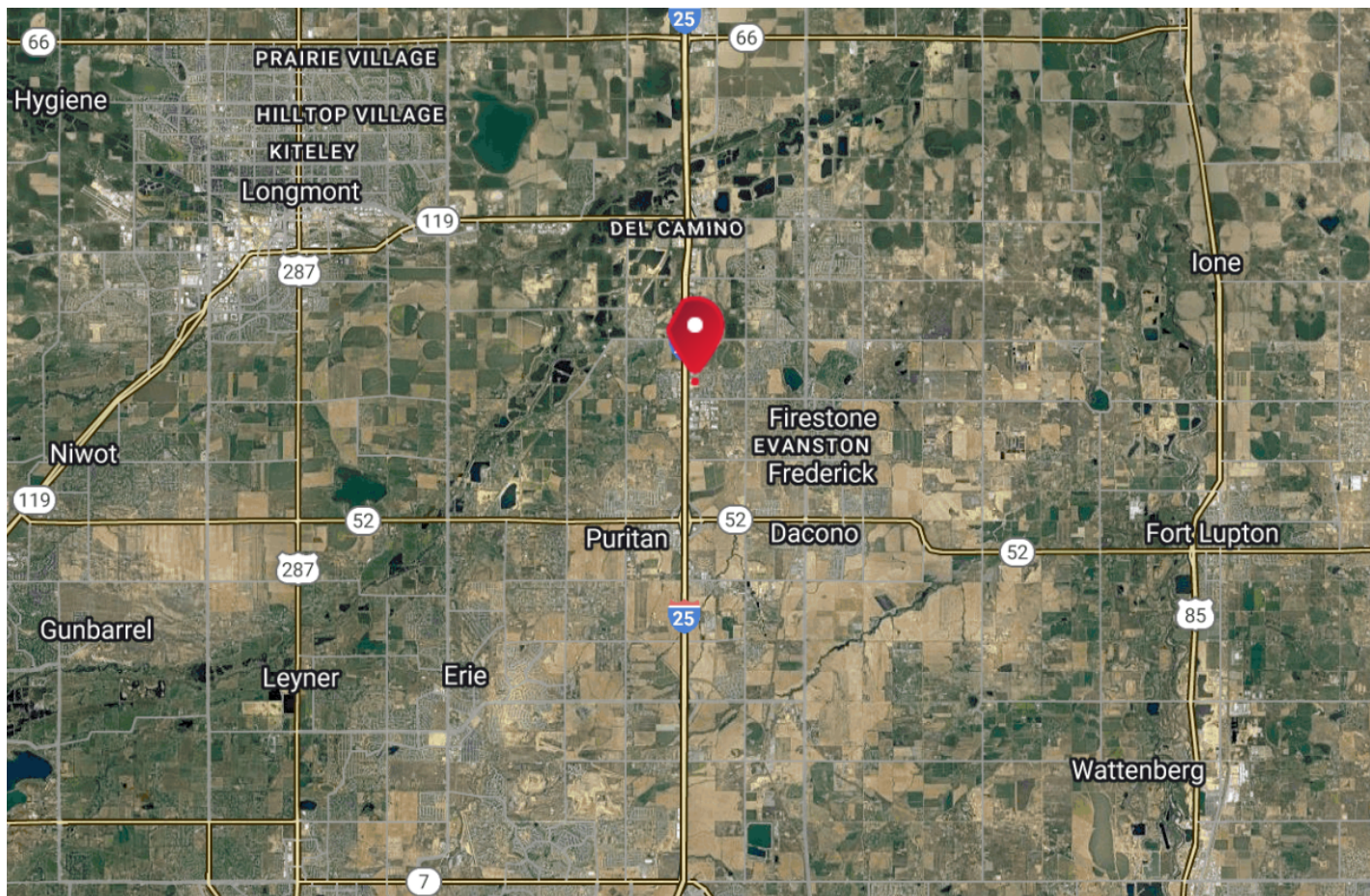
RASPBERRY HILL BUSINESS PARK
8118 Raspberry Drive (Lot 11), Frederick, CO

CONTACT:

KEITH KANEMOTO, SIOR
Associate Broker
(303) 472-2222
keith@kanemoto.com

KEN KANEMOTO, CCIM
Associate Broker
(303) 589-7770
ken@longmontcommercial.com

PROPERTY SUMMARY



Property Summary

Sale Price:	\$300,000
Lot Size:	5.11 Acres
County:	Weld
Zoning:	BLI per Town of Frederick

Property Overview

For sale 5.11 acres (LOT 11) ideally located on the northern I- 25 corridor with great I-25 visibility. Both Lexus and Toyota dealerships are located in Raspberry Hill Business Park. Only minutes away to downtown Denver, Denver International Airport (DIA), and the northern front range communities of Longmont, Boulder, Loveland, Fort Collins, and Greeley. 8118 Raspberry Drive, LOT 11, will require substantial dirt work. Lot sold "AS-IS". Please contact broker for details.

Utility providers include Xcel Energy, United Power, Central Weld Water and St. Vrain Sanitation.

Location Overview

Located between CO Hwy 52 (Exit 235) and CO Hwy 119 (Exit 240).