



## PROPERTY DETAILS

Property Size:  
+/- 2.12 Acres

Zoning:  
(M2) Industrial (Town of Berthoud)  
(Annexation in process)

Proposed Use

- General Industrial
- Light Manufacturing
- Warehouse/Distribution
- Contractor building w/Storage Yard

**Rico Devlin**

Sr. Partner/Sr. Broker  
970.413.1182  
rico@lcrealestategroup.com

**Nathan Klein**

Sr. Partner/Comm. Brokerage Mgr  
970.222.2473  
nathan@lcrealestategroup.com

## BERTHOUD INDUSTRIAL LAND

**SALE PRICE: \$550,000**

- Opportunity to develop M2 Industrial land with annexation into the Town of Berthoud in process
- Excellent location just off of US Highway 287 and quick access to I-25 via CO Highway 56
- Preliminary industrial building design plans available from Seller
- Rare infill site with flexible Industrial zoning designation from the Town of Berthoud
- All utilities are proximate to site - can be developed on septic or future Berthoud sewer extension
- Outdoor storage potential
- Click for: [TOWN OF BERTHOUD 1ST STREET CORRIDOR PLAN](#)
- Explosive growth surrounding site - get in early!



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	2,663	19,410	48,086
Avg. HH Income	\$138,545	\$141,828	\$114,717
Households	962	7,687	19,939
Businesses	36	537	1,963
Employees	244	4,077	15,915



### TRAFFIC COUNTS (Source: STDBOnline)

1st Street just N. of Property	11,200 VPD
1st Street @ US Hwy 287	16,600 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/13/2025



# INDUSTRIAL LAND FOR SALE

TBD 1st Street, Berthoud, CO



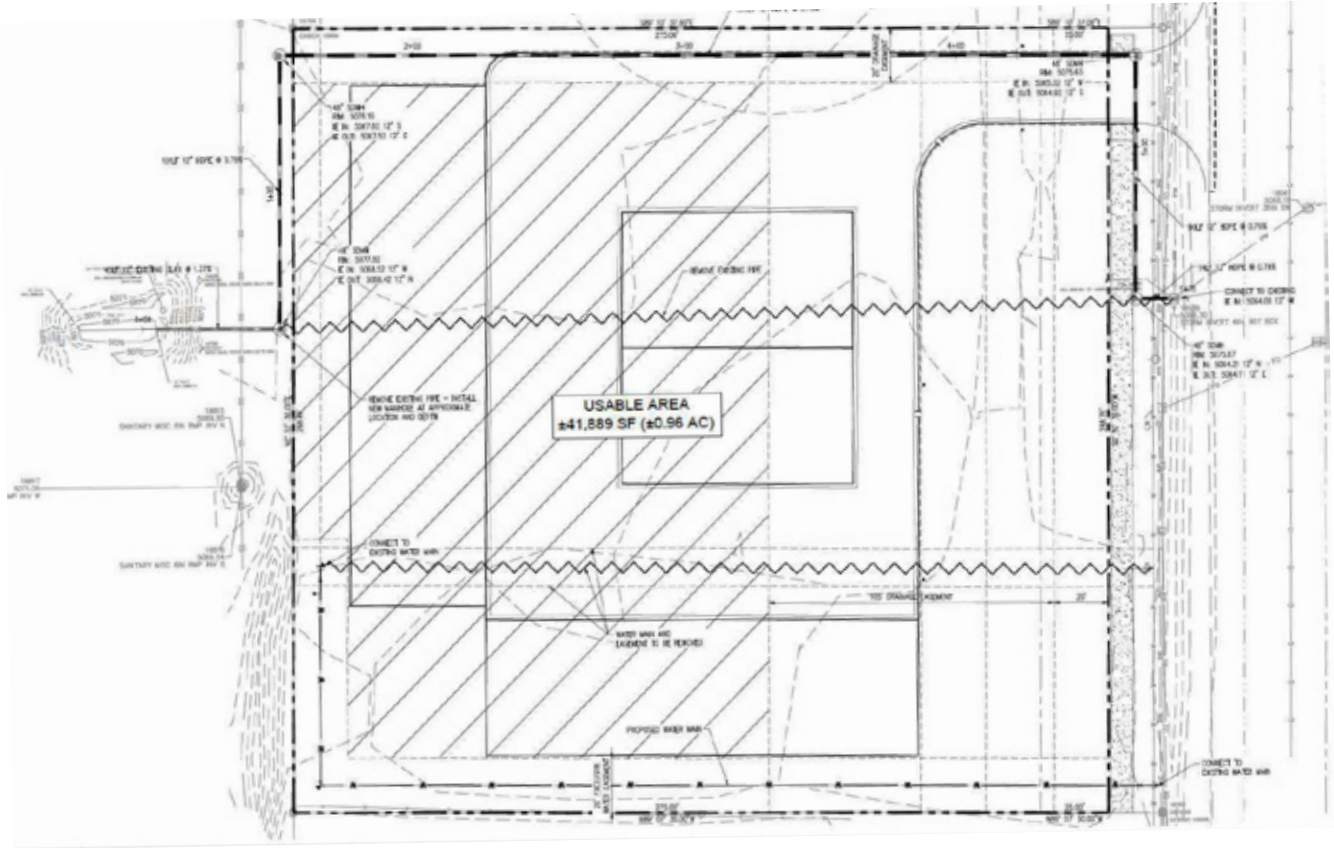




# INDUSTRIAL LAND FOR SALE

TBD 1st Street, Berthoud, CO

## CONCEPTUAL SITE PLAN



- Annexation application in process through Town of Berthoud
- All utilities are proximate to site
- No Metro District tax burdens
- Part of future 1st Street Innovation District

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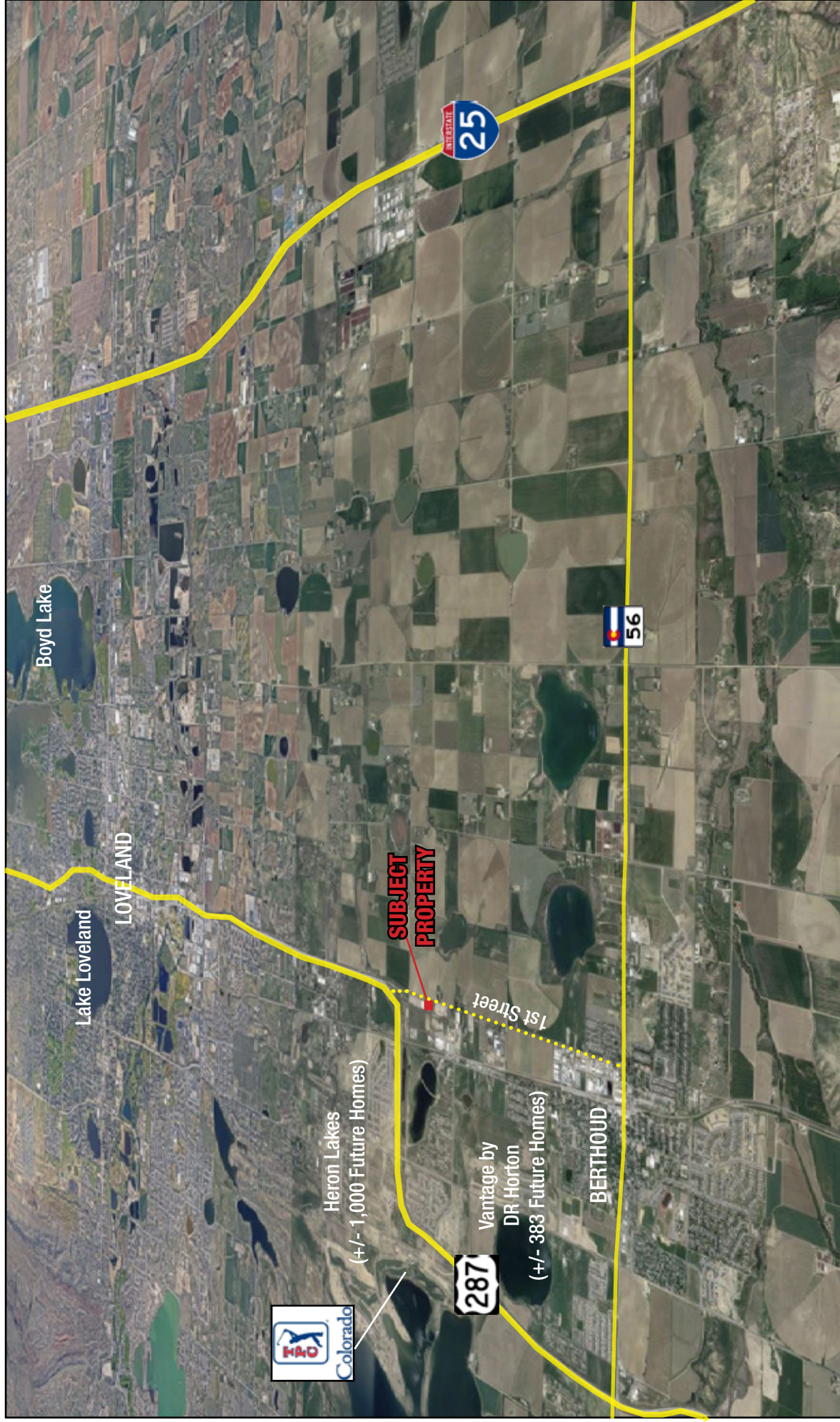
MINDFULLY CREATING COMMUNITY

#### DRIVE TIMES

Berthoud, CO - 5 min  
Interstate 25 - 13 min  
Johnstown, CO - 16 min  
Loveland, CO - 8 minutes  
Fort Collins, CO - 31 min  
Denver, CO - 49 min

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