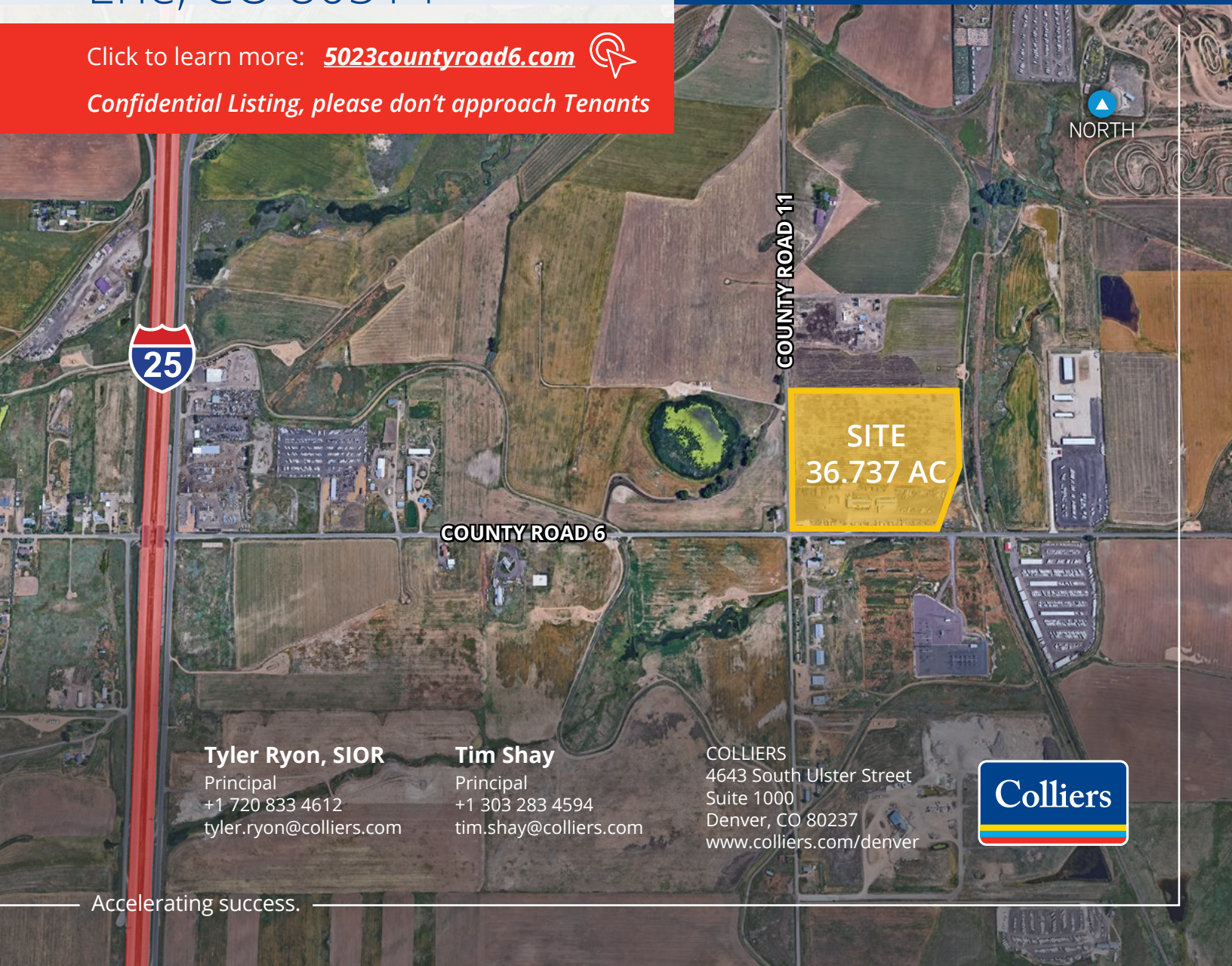


For Sale

36.737 Acre Site

5023 County Road 6
Erie, CO 80514

Click to learn more: 5023countyroad6.com 
Confidential Listing, please don't approach Tenants



COUNTY ROAD 11

COUNTY ROAD 6

SITE
36.737 AC

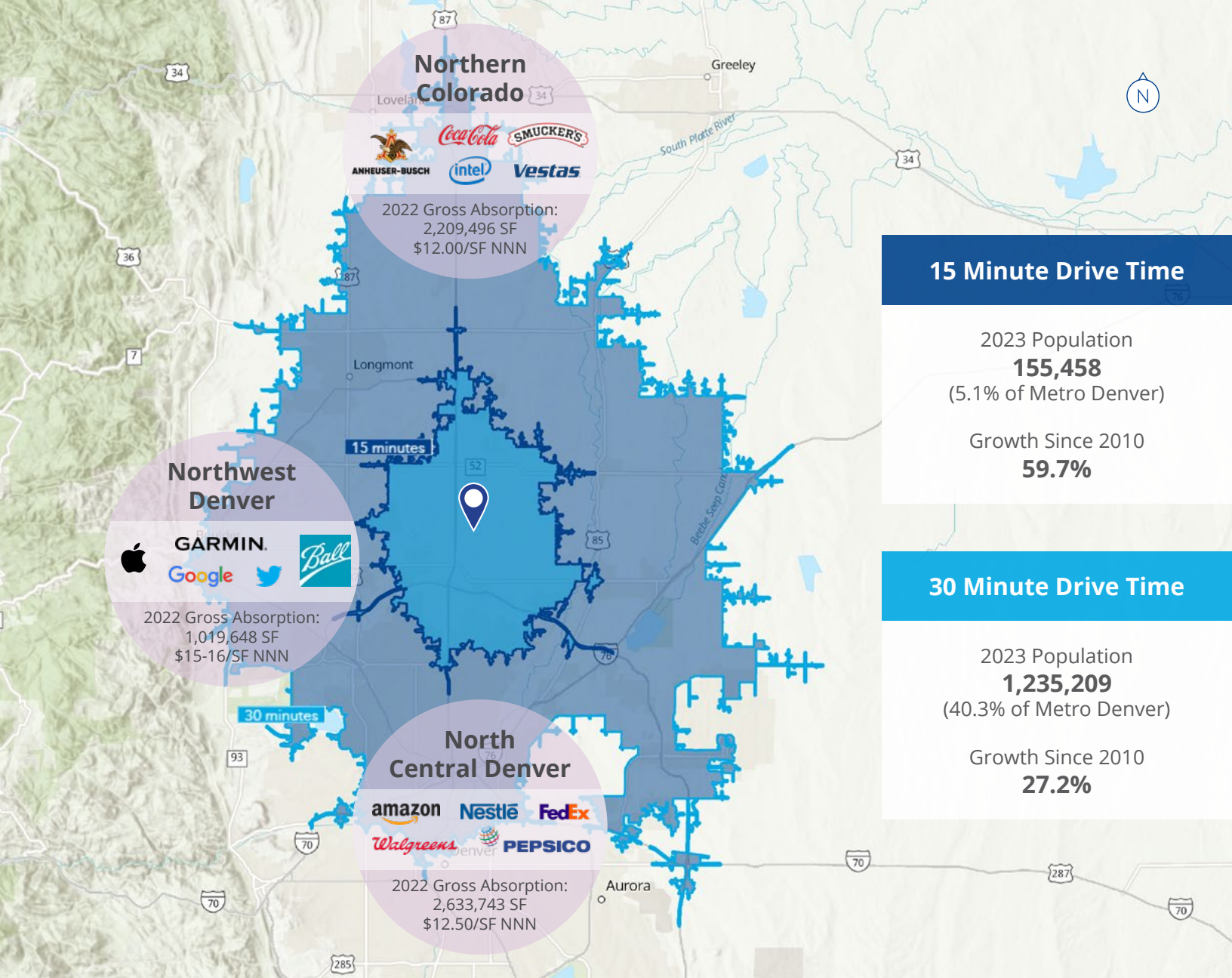


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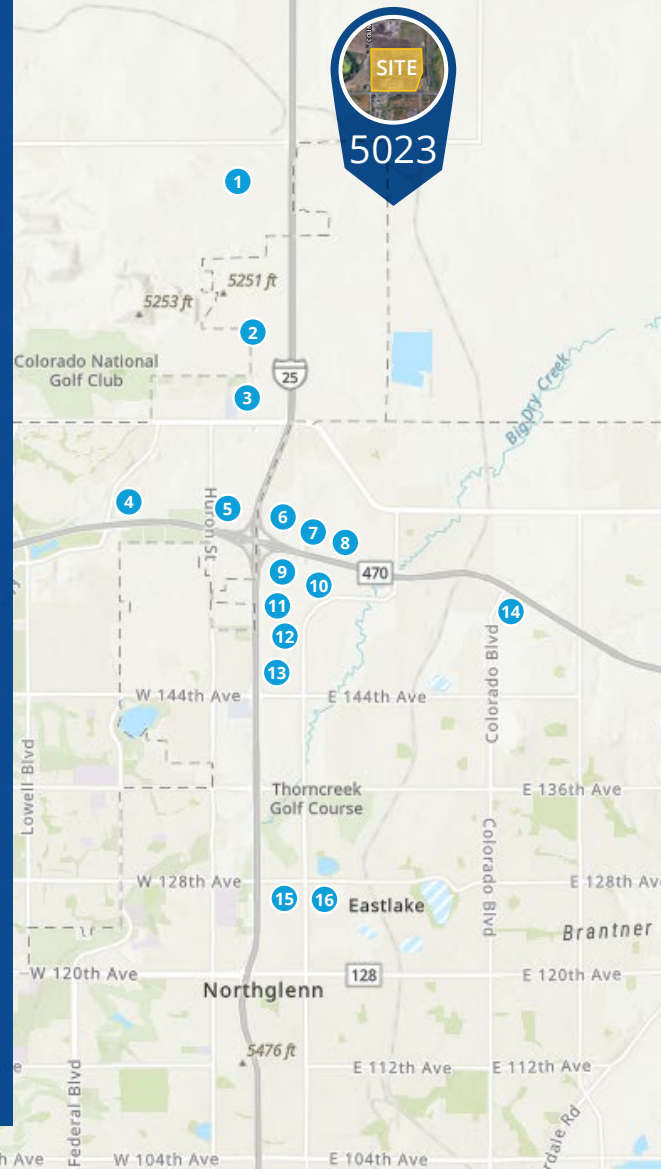
Demographic

	15 Min Drive Time		30 Min Drive Time	
Blue Collar Labor Pool	15,569		142,360	
Projected Blue Collar Labor by 2028	16,550		149,478	
Average Household Income	2023 \$154,948	2028 \$175,436	2023 \$124,600	2028 \$143,989
Projected Population Growth by 2028	% 6.3%	People 9,852	% 5.0%	People 62,253

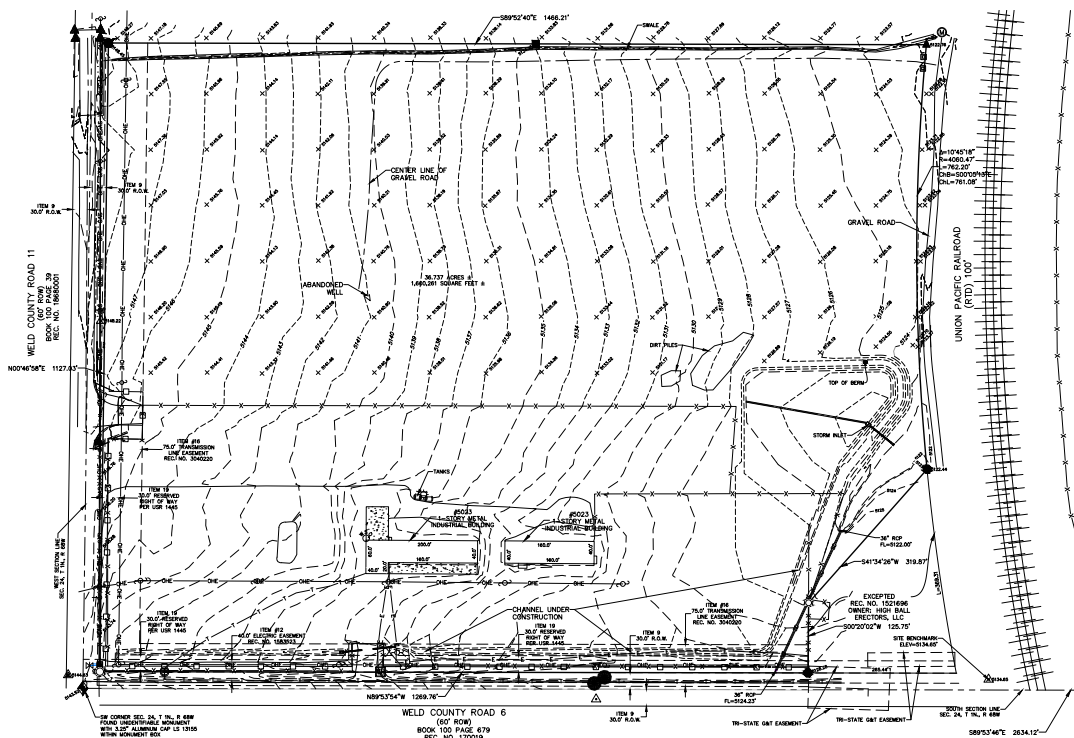
Nearby Industrial Development

- 1 **Empire Business Park**
43.7-acre Outdoor Storage site, planning multiple 15,000 SF buildings with 3-acre yards
- 2 **Connect 25**
462,672 SF across 4 industrial buildings
- 3 **IKEA**
Future IKEA retail site on 123-acre site
- 4 **Baseline**
611,000 SF across 4 industrial buildings
- 5 **Amazon**
200,000 SF Amazon industrial building
- 6 **Starwood Site**
82-acre site for industrial with plans pending
- 7 **Denver North Logistics Park**
121-acre site planning 1,400,000 SF of industrial
- 8 **Clarion Site**
155-acre site for industrial with plans pending
- 9 **LPC Site**
128-acre site for industrial with plans pending
- 10 **5280 Logistics Park - Target**
500,000 SF Target distribution location and one additional 125,000 SF building
- 11 **25 Commerce Park**
453,600 SF of industrial across 3 buildings
- 12 **25 North**
935,000 SF of industrial across 9 buildings
- 13 **Amazon**
855,000 SF Amazon industrial building
- 14 **Green Farms Land**
78-acre site for future industrial, for sale with plans pending
- 15 **Innovate 25**
300,459 SF across 3 buildings with 37 acres for future development
- 16 **North Washington Commerce Center**
152,000 SF Amazon location, plus 282,100 SF across two additional buildings

Total SF Planned and Recently Completed: 6.5 Million SF+



Survey





Site Specifics

- Location: Northeast corner of County Road 6 and County Road 11
- City/County: Unincorporated Weld
- Land Area: 36.737 Acres
- Zoning: AG with existing IOS special use permits
- Water: Central Weld County Water District (to site)
- Power: United Power (to site)
- Taxes: \$14,174 (2023)
- Price: \$6,405,000

Highlights

- > Across the street from United Power Station
- > Outstanding front range views
- > Quick highway access to E-470 and I-25
- > Water & power service already on-site
- > Existing income from MTM IOS tenants



Brokers
Disclosure



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