

5404 County Road 23 & Hwy-52, Unincorporated Weld County

Unincorporated Weld County 80621



BLACKFOOT PROPERTIES

Unincorporated Weld County

Property Size
2.375 Acres

Zoning
USR

Property Breakdown

Property Specs

Site Overview:

Lot Size	2.375
Warehouse	4,000 sf
Manufactured/Office	1,404 sf
Zoning	USR - Trucking
Municipality	Weld County

Rare industrial / heavy commercial property located directly on Highway 52 in unincorporated Weld County. The 2.375-acre parcel offers nearly 400 feet of frontage and is currently operating under an approved USR.

The site includes a ~4,000 SF shop with two 14' overhead doors and a ~1,404 SF office. Ideal for contractors, trucking and logistics companies, equipment rental, excavation and grading firms, oilfield services, or material suppliers seeking a functional yard with highway visibility.

Existing Commercial Well.



Warehouse



Aerial Overview



Aerial Map

Map Overview

