

# SAGINOR COMMERCE CENTER



**SagInor Lane, Platteville CO 80651**  
For Lease and For Sale  
Industrial space for small business owners



# Property overview

## Saginer Commerce Center for small and mid-sized businesses

Saginer Commerce Center is thoughtfully designed to support the growth of small and mid-sized businesses, featuring customizable, build-to-suit spaces.



### Lot sizes

Options from 2.4 to 3.1 acres, with ability to combine for larger sites.



### Outside storage

Secure yard space permitted on all lots.



### Highway 66 Frontage

Direct visibility and quick access; 6 minutes to I-25 and Highway 85.



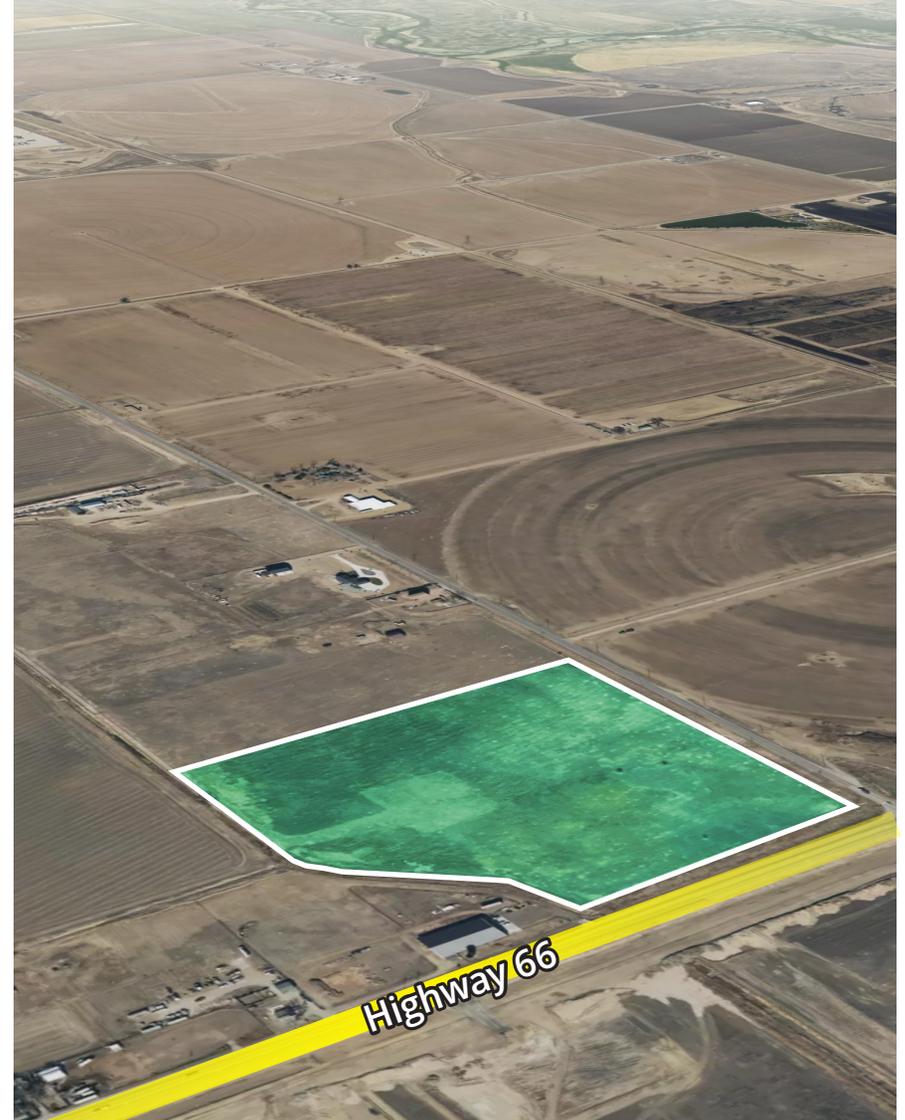
### Utilities in place

Electric, gas, and roads extended; shovel-ready sites.



### Business-friendly jurisdiction

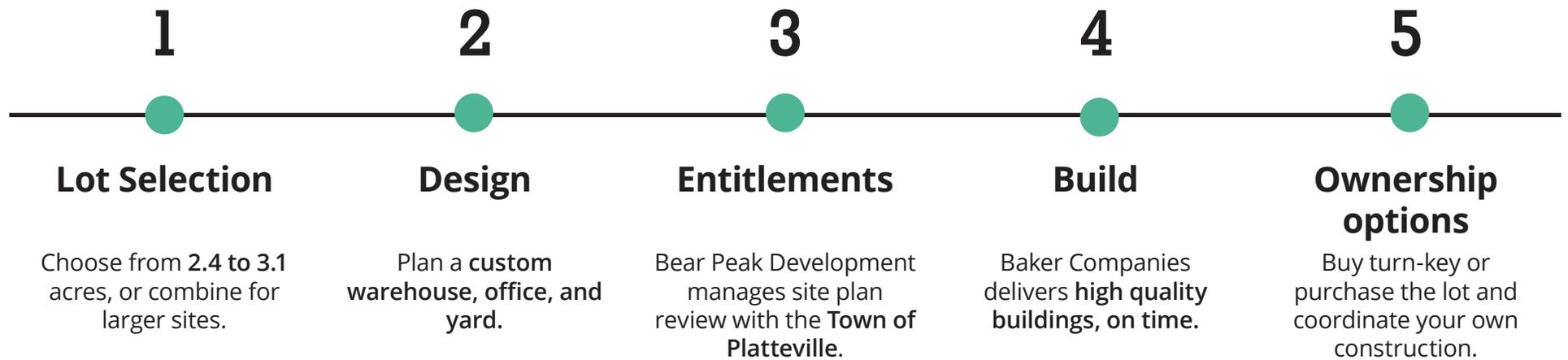
Annexed into the Town of Platteville, one of the most pro-business communities on the Front Range.



*The property carries a Mead address along Highway 66, but was recently annexed into the Town of Platteville - the most business-friendly jurisdiction. Here, businesses find green lights, not red tape.*

# The process

Offers a vertically integrated solution that makes life easy for business owners



# Advantages

## Pillars of Saginor Commerce Center



Outside storage permitted



**Lot variations**

2.4 - 3.1 acre lot sizes with ability to combine sites



Direct access to Highway 66



Integrated design-build process

### NO WELD COUNTY SALES TAX

Platteville's combined tax rate is 5.9%, lower than the average sales tax rate in Colorado of 7.44%.

Highway 66

**Build Your Dream Business Space**

SOLD

SOLD

3.1 Acres

6

3.0 Acres

7

5

2.4 Acres

4

2.4 Acres

3

2.4 Acres

2

2.4 Acres

1

2.4 Acres

Future Saginor Lane

County Road 19

# Zoning & permitted uses

The property is zoned Planned Unit Development, which allows a wide range of pro-business uses:

## Light Industrial

- Light assembly
- Fabrication
- Equipment maintenance
- E-advanced manufacturing



## Outside Storage

- Secured yards for materials, vehicles, and equipment  
- a rare advantage in this region



## Office + Warehouse

- Corporate headquarters with warehouse
- Distribution centers
- Fulfillment hubs
- Trades and contractor facilities



# Ideal users

## Saginor Commerce Center supports a wide range of industries

### Trade & Contractors with Yard Needs

-  HVAC
-  Plumbing
-  Electrical
-  Vehicle storage
-  Material storage
-  Equipment rental
-  Modular/pre-fab building yards

#### Use Case:

A regional equipment rental company consolidated its shop and outdoor fleet yard into one Baker Companies' build-to-suit facility

### Light Manufacturing & Assembly

-  Light assembly
-  Textiles
-  Artisan producers
-  Vertical farming
-  Advanced manufacturing
-  Contractors
-  Surveying & Ag-tech

#### Use Case:

An advanced manufacturing tenant used a Baker Companies' design-build to create a 14,400 SF production facility with adjacent secured yard for raw materials

### Logistics, Warehousing & Storage

-  Fulfillment centers
-  Towing
-  Engineering
-  Event rental companies
-  Trucking & transport firms
-  Logistics
-  Business HQ + warehouse combos

#### Use Case:

A logistics company relocated its HQ and distribution hub to a Baker Companies' project with direct Highway 66 frontage and outside storage for fleet vehicles

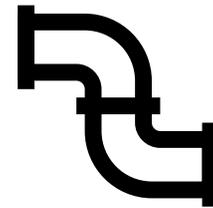
# Benefits & utilities

## Why Saginor Commerce Center?



### Electric Power

Service extended to site



### Sewer/Septic

Individual on-site systems

Designed for individual systems; no county sales tax



### Drainage/Stormwater

Regional detention maintained by Metro District

Plans approved; built to specification; 100% developable sites



### Natural Gas

Service available



### Internet/Phone

Service will be extended to Saginor Lane during the development phase



### Water

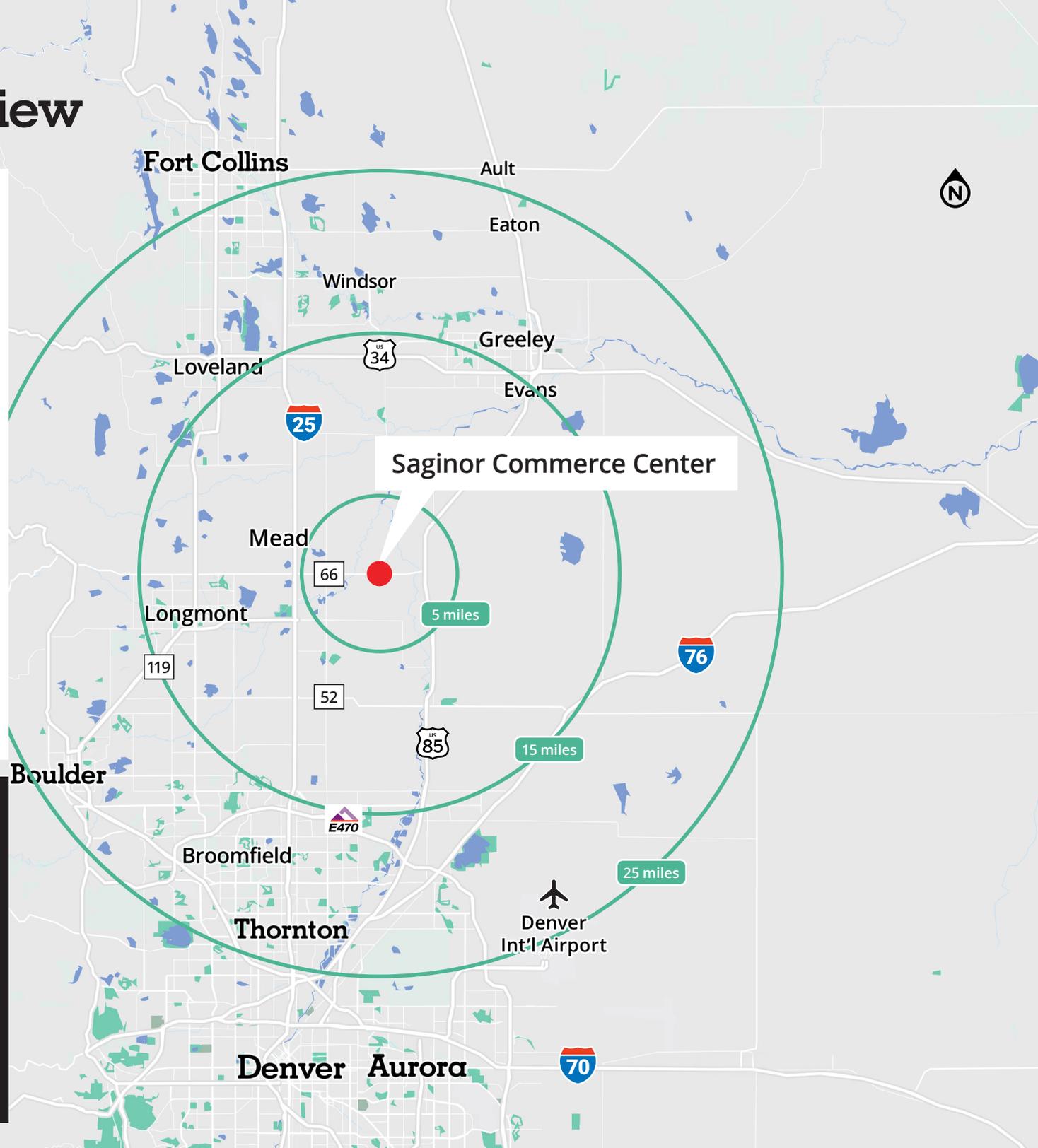
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# Location overview

## Typical drive times

Hwy 85	6 min	4 mi
I-25	6 min	5 mi
Mead	11 min	8 mi
Firestone	14 min	10 mi
Johnstown	14 min	11 mi
Longmont	23 min	14 mi
Brighton	23 min	19 mi
Loveland	32 min	23 mi
Greeley	32 min	25 mi
Broomfield	43 min	30 mi
Boulder	47 min	31 mi
Fort Collins	47 min	36 mi

**Saginer Commerce Center** offers a prime central location, just 40 minutes from Denver International Airport and under an hour from downtown Denver, Boulder, and Fort Collins, making it ideal for manufacturing and distribution. With direct access to major markets, Platteville provides strong logistical advantages and exceptional growth potential.



# Get more information

## Dawn McCombs

Principal  
+1 720 508 8110  
dawn.mccombs@avisonyoung.com

## Ryan Almaleh

Vice President  
+1 303 390 0961  
ryan.almaleh@avisonyoung.com

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1801 California Street, Suite 3750 | Denver, CO 80202

