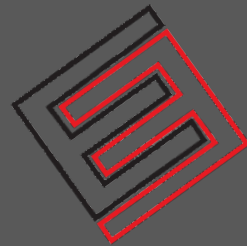


HWY-52 & CR-23 For Sale & Lease

WELD COUNTY, COLORADO 80621



ELEVATED
EXCAVATING

KOI Logistics - Industrial Outdoor Storage

Property Size
53.48 Acres

Zoning
Heavy Commercial

Site Plan

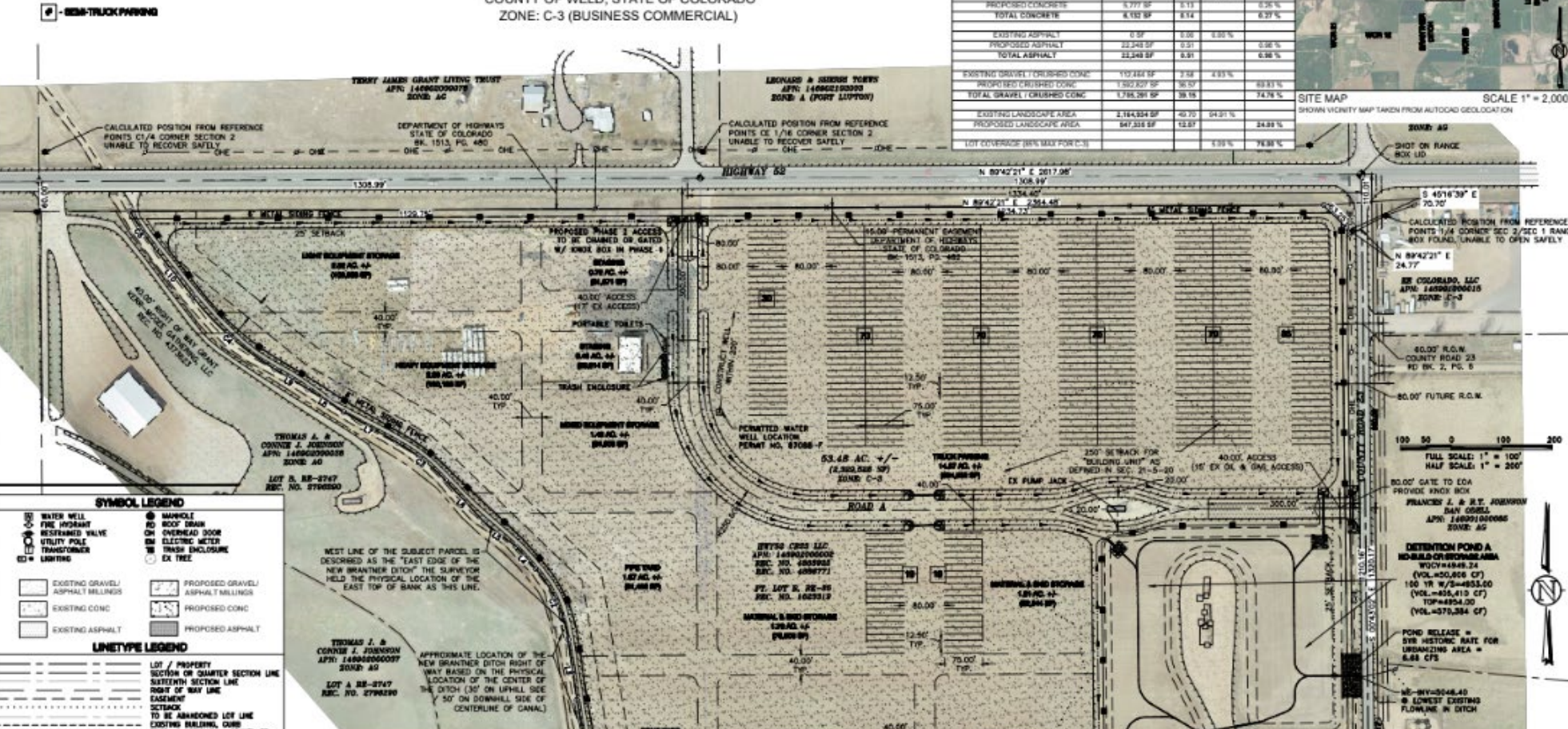
SITE PLAN

CIVIL CONSTRUCTION DOCUMENTS KOI LOGISTICS CENTER

BEING A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6th P.M.,
COUNTY OF WELD, STATE OF COLORADO
ZONE: C-3 (BUSINESS COMMERCIAL)

PHASE	SEMI-PARKING
PHASE 1	38
PHASE 2	345

DESCRIPTION	AREA	EXISTING %	PROPOSED %
LOT	3,287,008 SF	100%	100%
EXISTING BUILDINGS	3,253 SF	0.07%	0.14%
EX-BUILDINGS TO BE REMOVED	3,253 SF	0.07%	0.00%
TOTAL BUILDINGS	6 SF	0.00%	0.00%
EXISTING CONCRETE	282 SF	0.01%	0.02%
PROPOSED CONCRETE	6,797 SF	0.11%	0.26%
TOTAL CONCRETE	6,182 SF	0.14%	0.29%
EXISTING ASPHALT	6 SF	0.00%	0.00%
PROPOSED ASPHALT	22,343 SF	0.61%	0.68%
TOTAL ASPHALT	22,343 SF	0.61%	0.68%
EXISTING GRAVEL / CRUSHED CONC	117,384 SF	3.15%	4.93%
PROPOSED GRAVEL / CRUSHED CONC	1,520,207 SF	46.27%	46.33%
TOTAL GRAVEL / CRUSHED CONC	1,748,281 SF	53.15%	53.74%
EXISTING LANDSCAPE AREA	2,164,824 SF	61.70%	64.31%
PROPOSED LANDSCAPE AREA	847,328 SF	23.87%	24.98%
LOT COVERAGE (85% MAX FOR C-3)		1.00%	76.38%



127 S. LEAVENOR AVE
FT. LATTIN, CO 80511
PH: 303-688-6611
FAX: 303-688-6612
www.kw-engineering.com

KW
Kiewit & Demaree Engineering Consultants, Inc. P.C.

PROJECT NO. 01-2484(01,02)
SHEET
4A OF 33

SITE PLAN W/ AERIAL
CIVIL CONSTRUCTION DOCUMENTS
KOI LOGISTICS CENTER
WELD COUNTY, COLORADO

Digi Realty.
drlinc
1-800-622-1987

FOR REVIEW

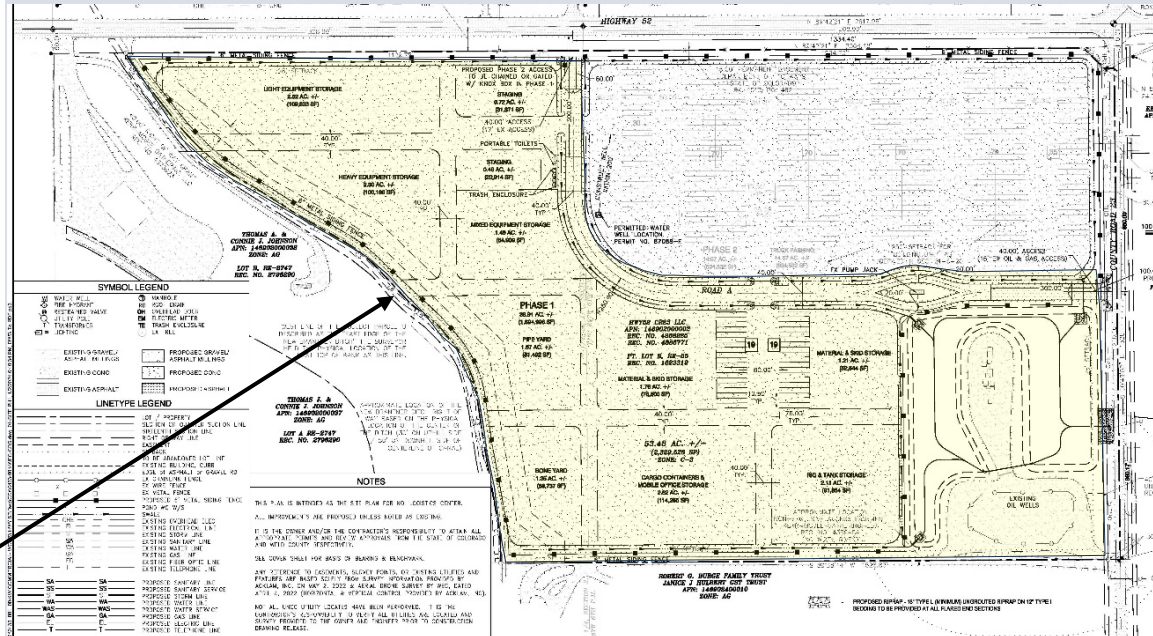
Property Breakdown

Property Specs

Site Overview:

Size	53.48 Acres
Zoning	C-3
Water	Well Water 4.5M GPY
Frontage	2,500+ ft
Municipality	Unincorporated Weld

Heavy Laydown Yard

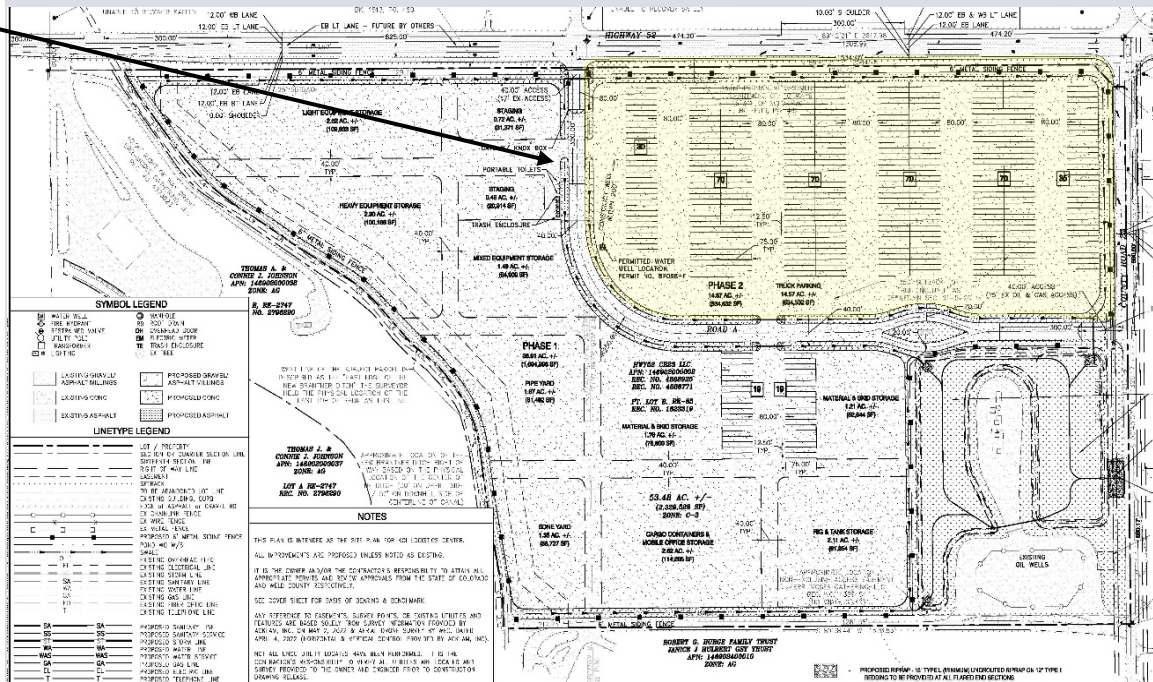


Property is broken down into two parts. Part One, consists of ~30 acres of heavy outdoor storage. Great location to build shop space with a heavy IOS component.

Part Two, consists of Truck and Trailer Storage. The property's proximity to US-85 and I-25 make it an ideal location for vehicle storage/managed truck lot.

The property has direct access onto Hwy-52 which is a pivotal corridor for IOS, particularly among contractors and heavy haul traffic. This property boasts over 2500 feet of frontage with a fast-growing traffic count on Hwy-52.

Truck & Vehicle



Examples of C-3 Uses:

- Contractor Shops
- Truck, Equipment, and Material Storage (up to 100%)
- Distribution Centers & Trucking Companies
- Vehicle Sales & Repair
- Self Storage/ Commercial Storage Buildings
- Wholesale Trade Establishments
- And Many More!

Aerial Map

Map Overview

