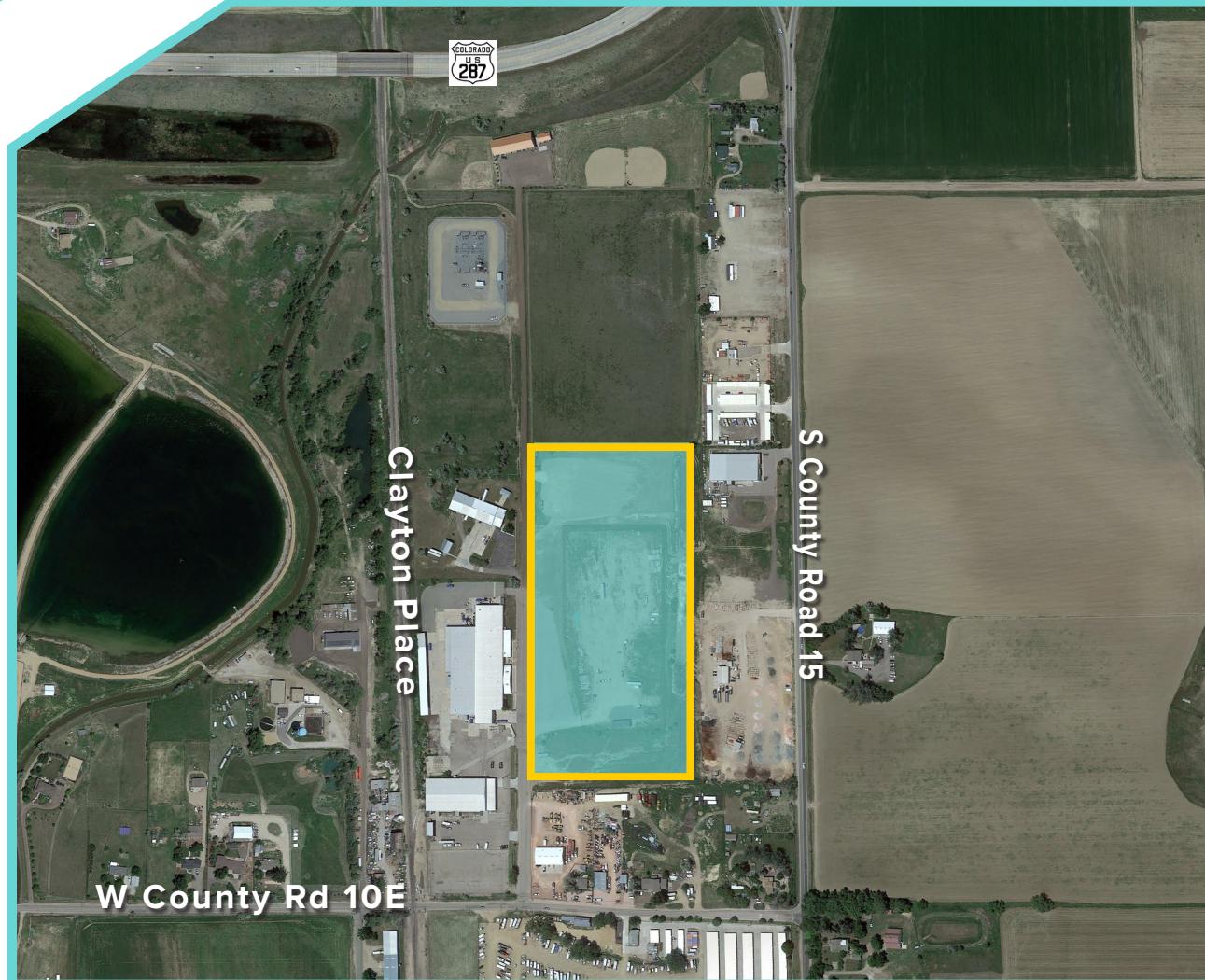


# FOR LEASE

2221 CLAYTON PLACE, LOT 4 | BERTHOUD, CO 80513



## BERTHOUD INDUSTRIAL GROUND

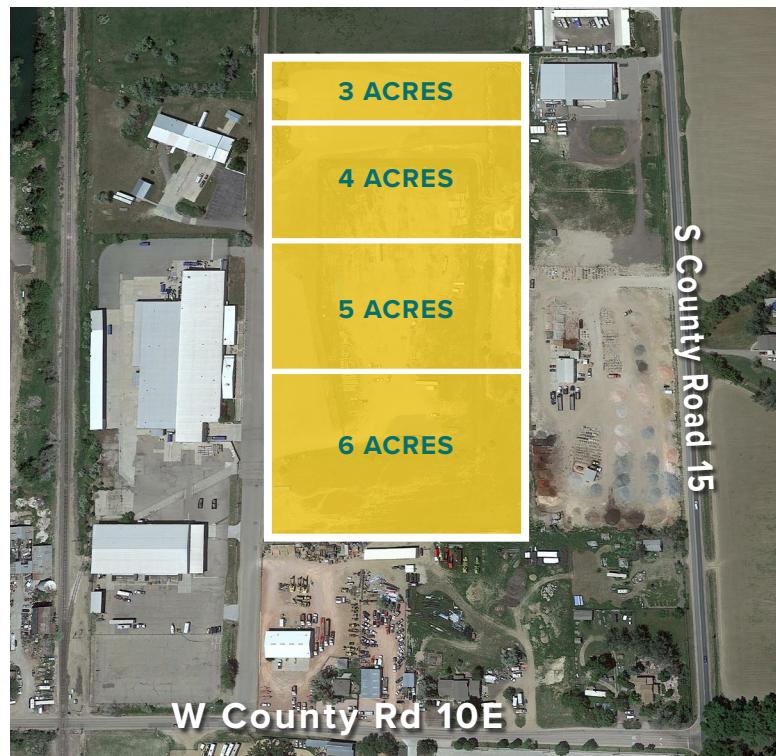
**CBRE**

## PROPERTY OVERVIEW

LAND SIZE:	18.06 Acres (786,693 SF)	LEASE RATE:	\$0.50
DIVISIBLE:	Yes	LOT SIZES:	3 Acres - 18 Acres
BUILD-TO-SUIT:	5,000 SF - 200,000 SF	ZONING:	I-Industrial Berthoud

## PROPERTY HIGHLIGHTS

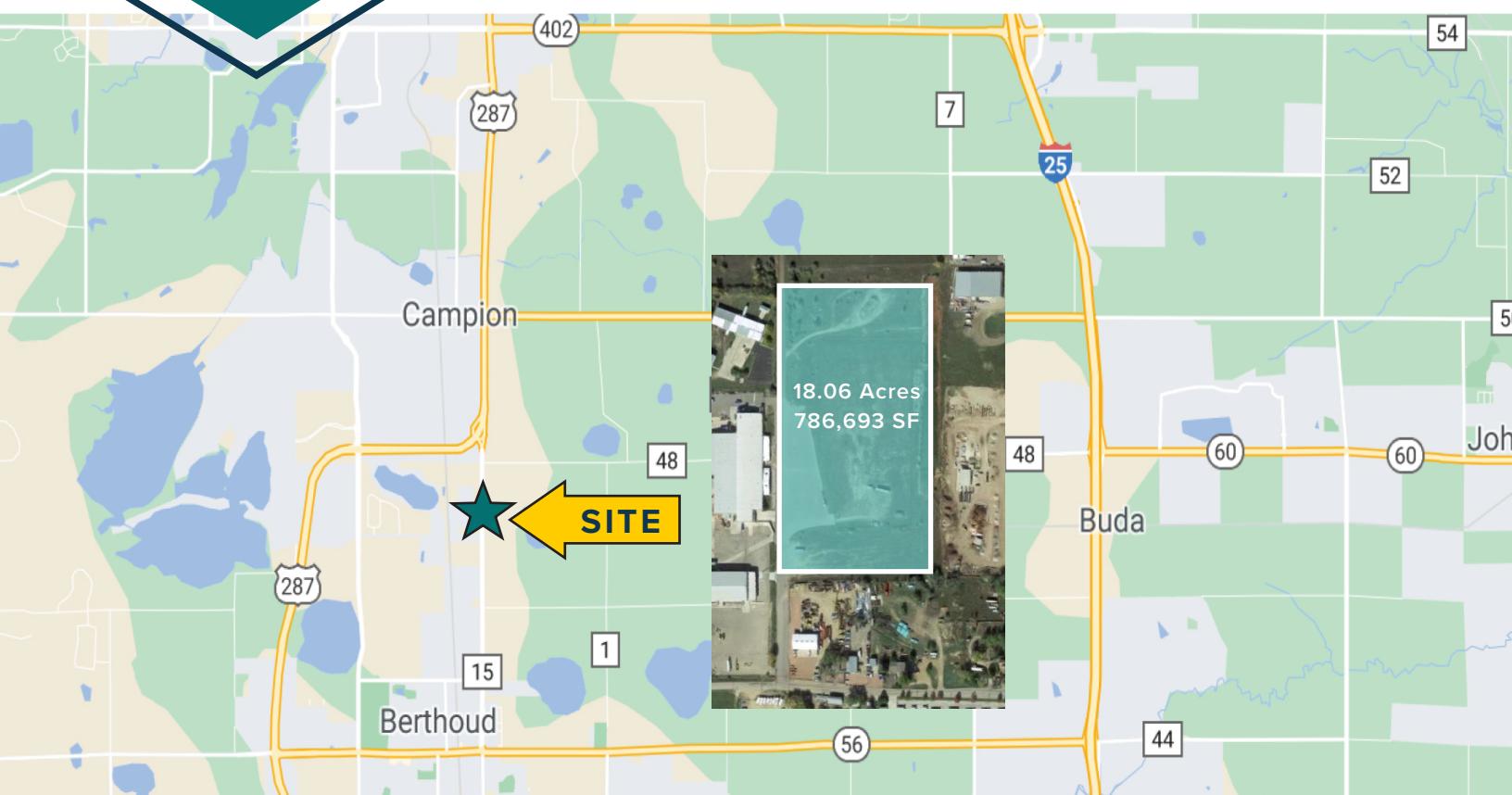
- Located in the Colorado Enterprise Zone
- Build to suit opportunities
- Zoned Industrial
- Easy I-25 and Hwy 287 access
- Lot Surface: gravel and asphalt
- All utilities to site



Lots are available from 3 acres to 18 acres and divisible to meet client needs.

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## BERTHOUD INDUSTRIAL GROUND

PLEASE CONTACT US

### JULIUS TABERT

First Vice President  
+1 970 372 3852  
[julius.tabert@cbre.com](mailto:julius.tabert@cbre.com)

### MIKE EYER

First Vice President  
+1 970 372 3844  
[mike.eyer@cbre.com](mailto:mike.eyer@cbre.com)