

ENGEL & VÖLKERS[®]

COMMERCIAL



5403 Hwy 86, Elizabeth, Colorado 80107



RENTABLE BUILDING AREA

4,000± SF



RENTAL RATE

\$18 PSF NNN
\$3,500 / Acre / Month



YEAR BUILT/RENOVATED

2023



ZONING

Commercial w/
EDZ Overlay



PROPERTY SUBTYPE

LAND –
COMMERCIAL

PROPERTY HIGHLIGHTS

- 4.6± Acre Site on Hwy 86
- 4,000± SF Sales Center
- 2,982 SF Greenhouse + 10 Smaller Greenhouses
- 1,000 SF Utility Building
- Two Wells & Septic Onsite
- Abundant Parking
- RV Storage Neighbors
- Wide Range of Permitted Uses

DESCRIPTION

Available for lease just 1.75 miles east of Elizabeth, CO, this 4.6-acre site offers exceptional potential for contractor yards, vehicle and equipment storage, or other commercial outdoor uses. With direct frontage and excellent visibility on State Hwy 86, this property provides both accessibility and exposure.

The property includes several existing structures – a 4,000 SF sales/office center, a 2,982 SF steel-framed greenhouse, 10 smaller greenhouses, and a 1,000 SF utility building – which can be repurposed for operations, storage, or removed to create additional yard space.

Infrastructure is in place with two wells and a septic system. The surrounding area is home to RV storage businesses, making this a natural fit for outdoor storage or other compatible uses.

This site is a rare opportunity for businesses needing significant open yard space with existing improvements and highway visibility.



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