

# 12555 Energy Rd

Presented By:  
NEC Property Management, LLC

12555 Energy Rd, Fort Morgan, CO 80701



# 12555 Energy Road- For Sale, Lease to Own, Lease

12555 Energy Rd, Fort Morgan, CO 80701

## Property Details

**Price: 2,200,000**

**Price per Sq/Ft-\$60.00**

- 12555 Energy Road is a 36,735-square-foot industrial facility in Fort Morgan, Colorado, well located directly off of I-76 interstate. The property has successfully accommodated multiple manufacturing tenants. Property is available for sale, lease to own, or commercial lease.
- Steel constructed warehouse building is approximately 30,000-square-foot with operational two - three ton cranes spanning across length of warehouse. Clearance height of cranes is 15' to allow accessibility for standard tractor and trailer heights and widths along with other industrial uses.
- Property has a great deal of electrical capacity for a wide range of heavy industrial uses. Electrical services includes 1200 Amp 480 volt electrical service as well as a separate 200 Amp 240 volt electrical service. Building's current electrical infrastructure supports a multitude of electrical power usages such as 480 volt, 240 volt and 208 volt electrical service.
- Warehouse is equipped with radiant heat positioned throughout the warehouse for the cold weather months.
- Paint booth located in other warehouse building is fully operational with epoxied floor, updated LED lighting and VFD drive fan controller.
- Other key highlights of buildings include clean office space that overlooks warehouse operations, a machine shop that is temperature controlled with 2 overhead door access. One to access interior of warehouse, and other overhead door allows to have access to exterior of building.

View the full listing here: <https://www.loopnet.com/Listing/12555-Energy-Rd-Fort-Morgan-CO/32378404/>

Price:	\$2,325,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	A
Sale Type:	Investment
Lot Size:	2.80 AC
Rentable Building Area	36,735 SF
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Rentable Building Area	36,735 SF
:	
Sale Conditions:	Sale, Lease to Own, or Commercial Lease Option.
No. Stories:	1
Year Built:	1996
Tenancy:	Single
Parking Ratio:	0.54/1,000 SF
Clear Ceiling Height:	16 FT
No. Drive In / Grade-Level Doors	3
:	

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## Location



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## Property Photos



12555 ENERGY ROAD-BUILDINGS



AERIAL VIEW & PROPERTY LINE

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## Property Photos



MAIN WAREHOUSE WITH CRANES/MACHINE SHOP



SECONDARY WAREHOUSE WITH PAINT BOOTH

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## Property Photos



SECONDARY WAREHOUSE WITH PAINT BOOTH



MAIN ENTRANCE FOYER- ACCESS SECONDARY WAREHOUSE, BATHROOMS, OFFICE SPACE.

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## Property Photos



MAIN ENTRANCE FOYER-MEN & WOMEN BATHROOMS

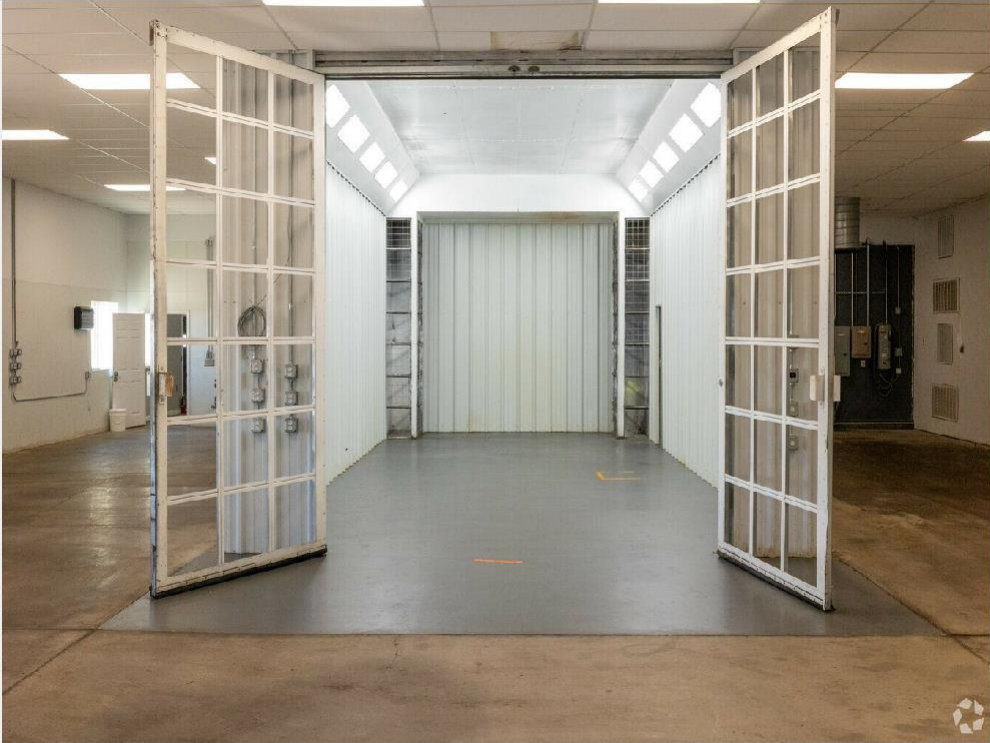


SECONDARY WAREHOUSE WITH PAINT BOOTH

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## Property Photos



PAINT BOOTH



PAINT BOOTH AND ELECTRICAL SERVICES



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## Property Photos



MAIN WAREHOUSE- MACHINE SHOP



MAIN WAREHOUSE- MACHINE SHOP

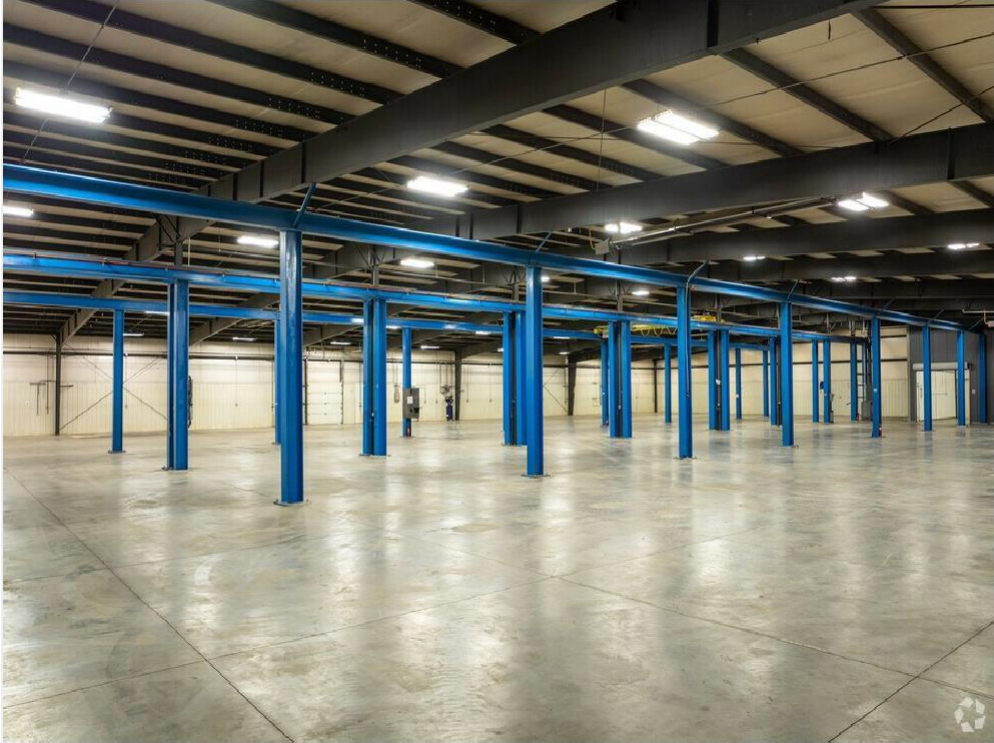
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## Property Photos



MAIN WAREHOUSE-BREAK ROOM/STORAGE ROOM/OFFICE SPACE (TEMP CONTROLLED)

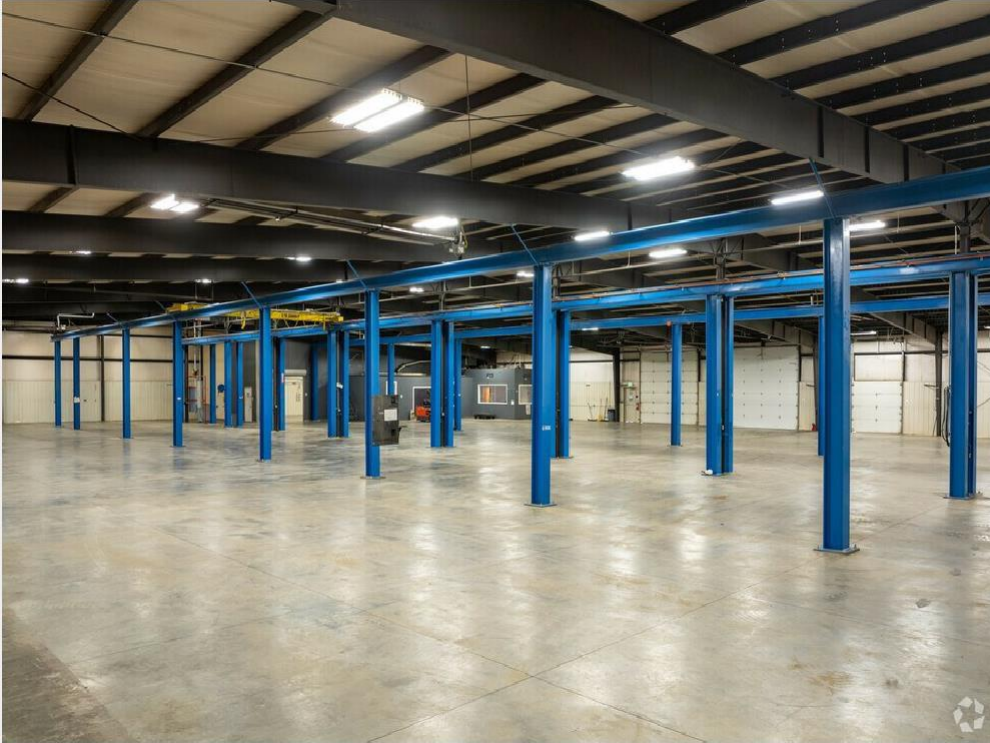


MAIN WAREHOUSE-APPROXIMATELY 30,000 SQ FT

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## Property Photos



MAIN WAREHOUSE--APPROXIMATELY 30,000 SQ FT



MAIN WAREHOUSE-OVERHEAD DOORS-X4

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## Property Photos



MAIN WAREHOUSE-CRANES/OVERHEAD DOOR ACCESS TO MACHINE SHOP



MAIN WARHOUSE-3 TON CRANE-1 OF 2

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## Property Photos



MAIN WARHOUSE-3 TON CRANE-2 of 2



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## Property Photos



OFFICE SPACE IN BETWEEN MAIN WAREHOUSE AND SECONDARY WAREHOUSE

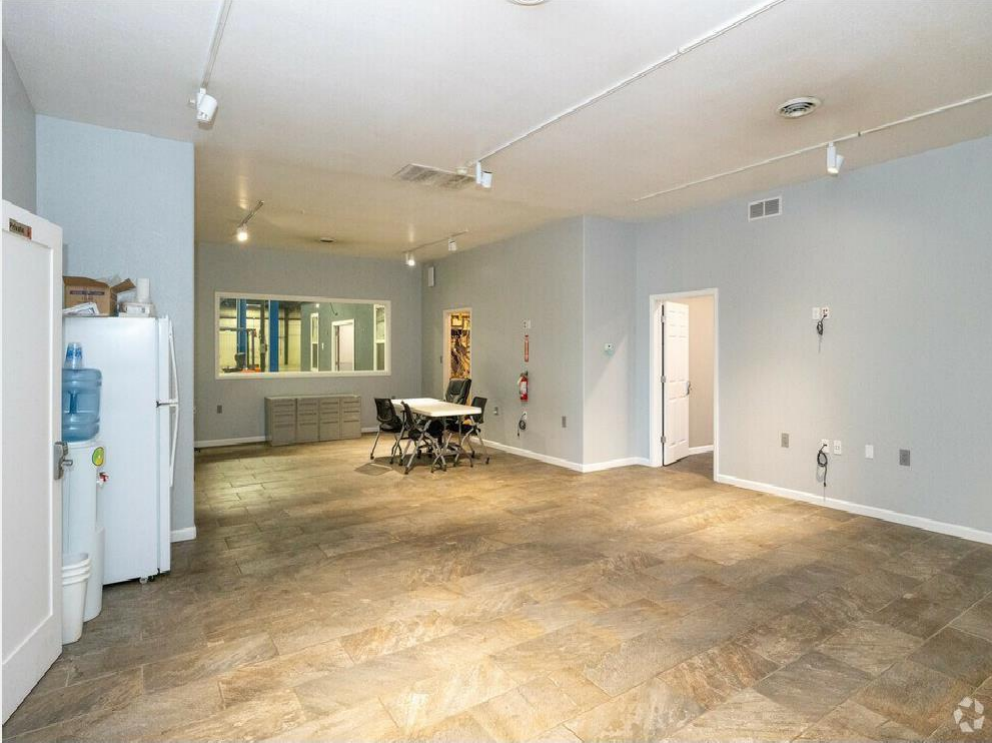


OFFICE SPACE/STORE ROOM

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## Property Photos



OFFICE SPACE IN BETWEEN MAIN WAREHOUSE AND SECONDARY WAREHOUSE



OFFICE SPACE WITH MAIN WAREHOUSE VIEW

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## Property Photos



PROPERTY LINE OF PROPERTY-APPROXIMATELY 2.8 ACRES



12555 ENERGY ROAD-AERIAL-EAST SIDE OF PROPERTY



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## Property Photos



12555 ENERGY ROAD-FRONT OF PROPERTY



12555 ENERGY ROAD-AERIAL-WEST SIDE OF PROPERTY

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## Property Photos



12555 ENERGY ROAD-ROADSIDE SIGNAGE FACING INTERSTATE-19' WIDTH X 9'8" TALL

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**Bobby Lebsock**

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