

20675 Niobrara Blvd.

La Salle, CO 80645

IOS YARD FOR LEASE

+/- 6 AC

Potential Build To Suit Opportunity



Direct Access to US-85 and Visibility



Proximity to Active Oil & Gas Activity



+/-6 AC Back Lot
Potential Build-to-Suit
10-20K SF Building



County:
Weld



Zoning:
I-3 (Weld County)

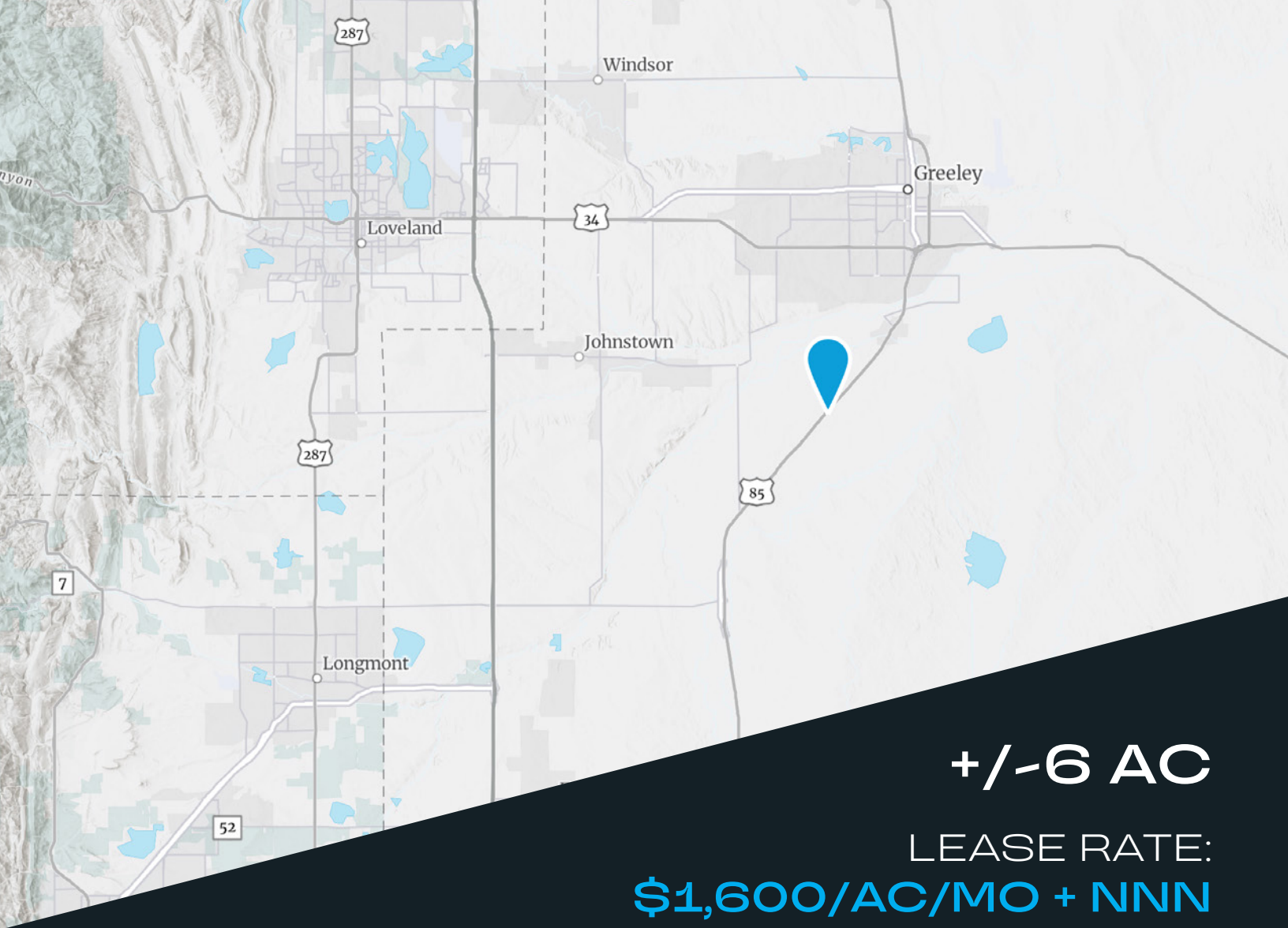


Yard:
Fenced and Lit Yard



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+/-6 AC

**LEASE RATE:
\$1,600/AC/MO + NNN**

20675 Niobrara Street offers a rare industrial outdoor storage opportunity with excess land available for lease in one of Denver's most active industrial corridors. Following the successful lease of the front portion of the site, the remaining rear acreage presents flexible IOS functionality for contractors, fleet operators, equipment storage, and other outdoor industrial users. The property also offers a potential build-to-suit opportunity for tenants seeking a customized yard or facility solution with strong access to major transportation routes and surrounding industrial infrastructure.



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