



BENCHMARK
COMMERCIAL REAL ESTATE

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UNION PACIFIC RAIL SPUR



1241 Denver Ave.
Fort Lupton, CO 80621

FOR SALE

*Lot Lines Approximate



PROPERTY USE

INDUSTRIAL OUTDOOR STORAGE W/ BUILDING



BUILDING SIZE

51,315 SF PER WELD COUNTY RECORDS



LOT SIZE

10.66 ACRES (464,350 SF)



LOT

PAVED & GRAVEL



SPRINKLERS

YES



ZONING

I-1 & RO



PROPERTY TAXES

\$96,746



YEAR BUILT

1972 BUILT/1999 RENOVATED



CONSTRUCTION

METAL/WOOD FRAME



LOADING

11 OVERSIZED DRIVE-INS, 2 INTERIOR RAIL DOORS



CLEAR HEIGHT

17'X6" - 33'X6"

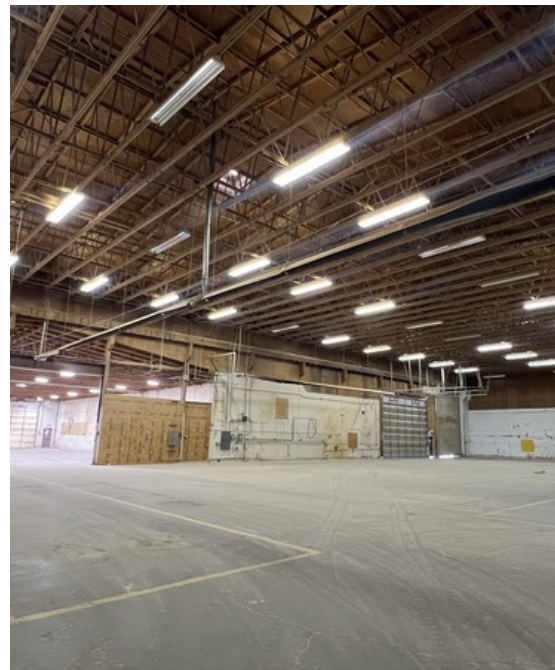


PROPERTY DESCRIPTION

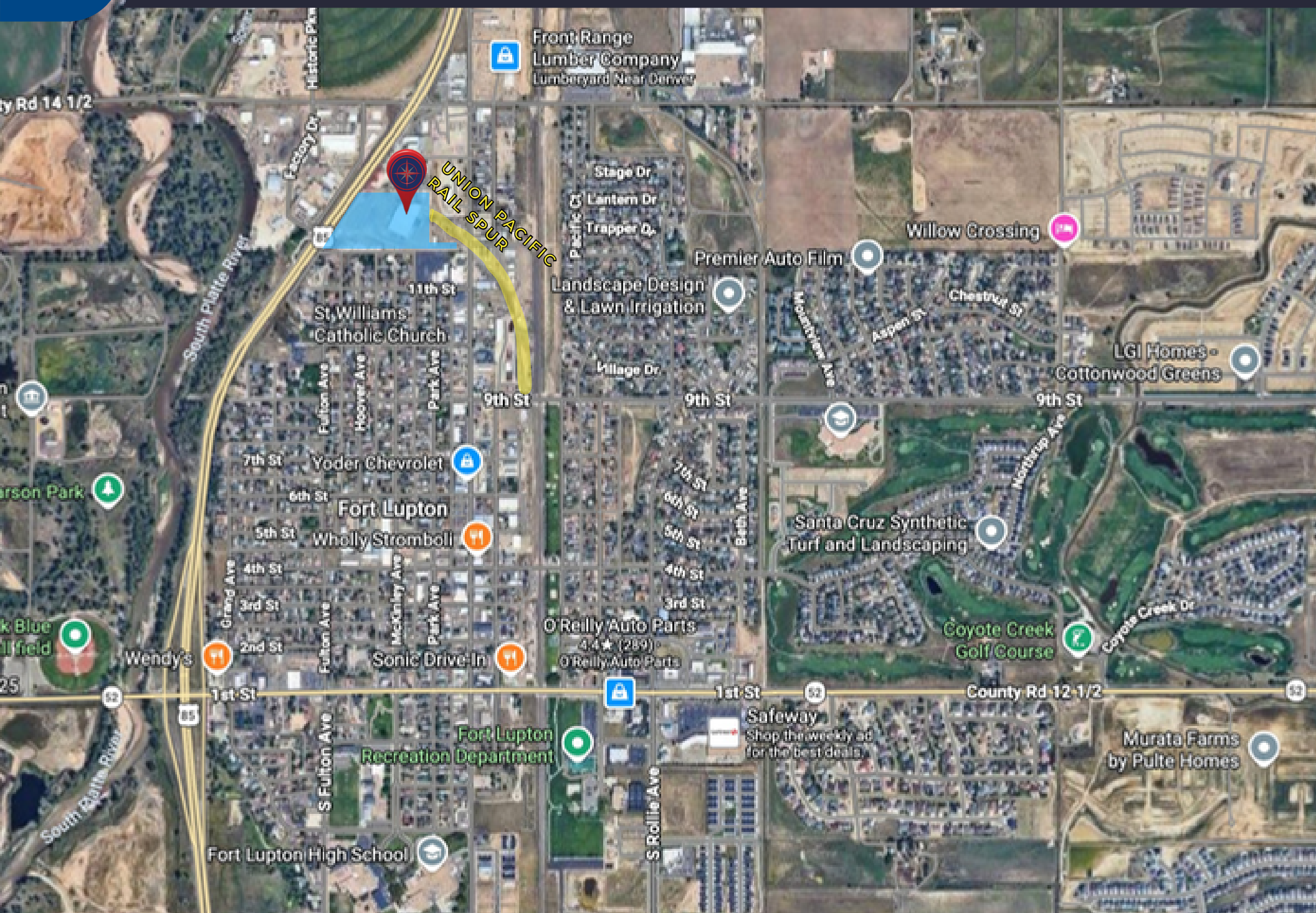
Industrial warehouse available for sale at 1241 Denver Avenue in Fort Lupton, offering approximately 51,315 square feet on a 10.66-acre site. This versatile industrial facility is well suited for manufacturing, warehousing, distribution, fabrication, and contractor operations, with ample room to accommodate a variety of industrial users. Strategically located within Fort Lupton's growing industrial corridor, the property provides excellent access to US Highway 85, Interstate 25, and key transportation routes connecting the Denver metro area and Northern Colorado. As industrial development continues to expand throughout Weld County, this property presents an exceptional opportunity for owner-users and investors seeking a well-positioned industrial asset with long-term growth potential.



OFFICE LAYOUT W/ APPROXIMATE DIMENSIONS









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DISCLAIMER

The Property is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact brokers for a private showing.

CONTACT US



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