

VARRA INDUSTRIAL PARK PROPOSED INDUSTRIAL BUILDING

1016 BIRCH STREET | NUNN, COLORADO 80648



Building photos are only a representation of future work to be done by Varra Buildings, Inc.



NEW INDUSTRIAL BUILDING | FLEXIBLE DELIVERY DATE

Sale Price: \$250.00/SF | Lease Rate: \$19.50/SF

6,000 TOTAL SF | INCLUDES 1,000 SF OFFICE | 3.11 ACRE LOT

1016 Birch Street is a proposed building in the Varra Industrial Park with a flexible delivery date. It will have four 12' x 14' overhead doors, 1,000 square feet of office space and will be on a 3.11 acre lot allowing for ample yard storage (more yard could easily be added if needed). In addition, the building will have 3-phase power with 400 amps, 8" of road base across the whole yard and will be fully fenced with chain link and barbed wire.

Please call the listing broker with questions.



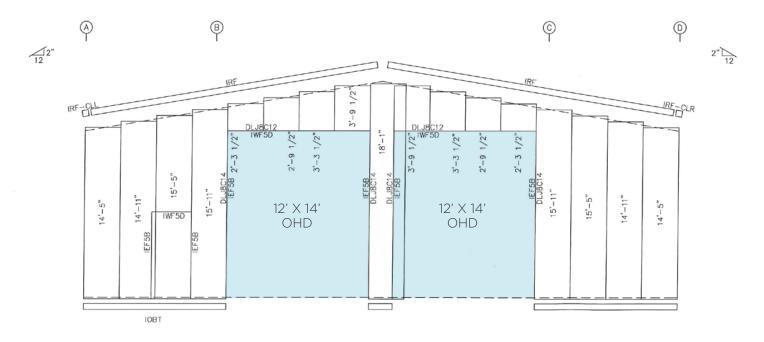
VARRA INDUSTRIAL PARK NEW INDUSTRIAL BUILDING

PROPOSED BUILDING PLAN





PROPOSED BUILDING RENDERING



WELD COUNTY / NORTHERN **COLORADO INDUSTRY HIGHLIGHTS**

- Northern Colorado is home to a diverse set of industries and companies - from Fortune 500 IT corporations and burgeoning startups to world leaders in food and agriculture, energy, and advanced manufacturing (northerncolorado.com)
- Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, renewable energy, and other services (upstatecolorado.com)
- Richest Agricultural County East of Rocky Mountains (northerncolorado.com)

WELD COUNTY DEMOGRAPHICS

(Data USA)

Population

304.633 - 3.29% Growth

34.1

Median Age

Growth from 2016 - 2017

Number of Employees

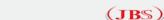
9.29%

153,525

WELD COUNTY MAJOR EMPLOYERS

(northerncolorado.com)

- JBS Swift & Company
- Banner Health
- Vestas
- State Farm Insurance Companies
- Halliburton Energy Services
- Teletech
- Noble Energy
- Anadarko Petroleum
- Select Energy Services
- McLane Company, Inc.







State Farm

HALLIBURTON

teletech









NORTHERN COLORADO EDUCATION







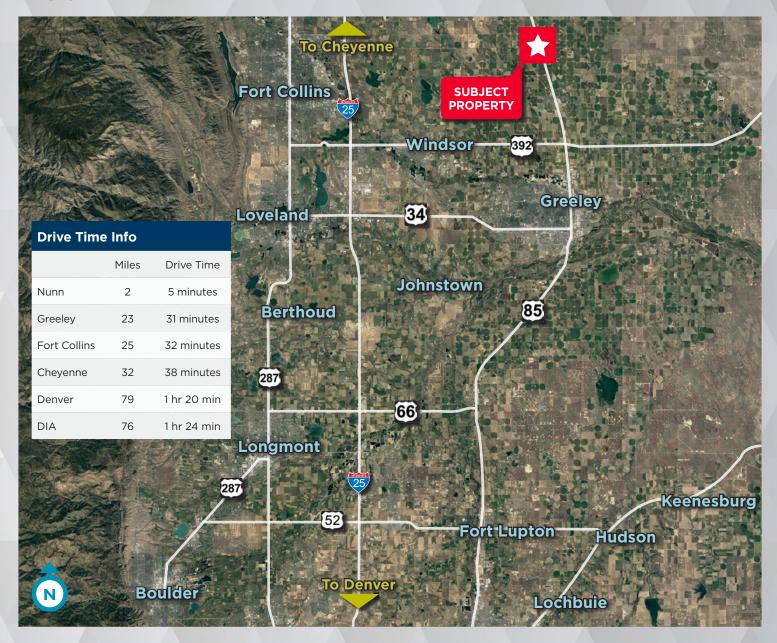




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REGIONAL AERIAL



For more information, please contact:

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