

FOR SALE OR LEASE

# FIRESTONE 119

## DEL CAMINO JUNCTION BUSINESS PARK

FIRESTONE, CO 80504



### 10,000 SF FLEX BUILDING

Sale Price: Negotiable

Lease Rate: \$25-\$28/SF NNN | NNN (Est.): \$3.25/SF



## PROPERTY HIGHLIGHTS

|                   |                        |
|-------------------|------------------------|
| Building Size     | 10,000 SF              |
| Ground Floor Size | 8,000 SF               |
| Mezzanine Size    | 2,000 SF               |
| Tenancy           | 1-4 Tenants            |
| Sale Price        | Negotiable             |
| Lease Rate        | \$25.00-\$28.00/SF NNN |
| NNN (Est.)        | \$3.25/SF              |

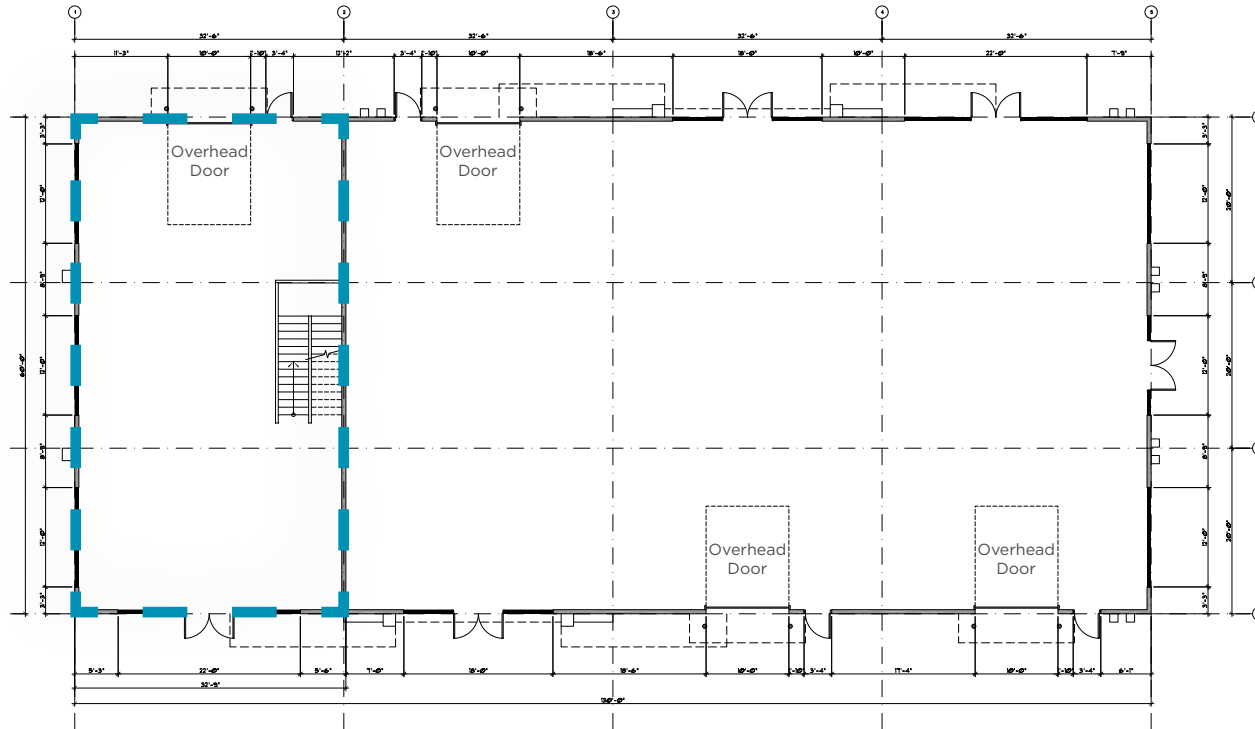
# FIRESTONE 119

This new 10,000 square foot flex building, with an 8,000 square foot ground floor and a 2,000 square foot mezzanine, will be able to support one to four tenants. Located at the northeast corner of I-25 and Highway 119 in Firestone, the property has signage/visibility on I-25 and is surrounded by growth. Each unit has an overhead door, making the spaces ideal for light industrial users or retail/office users that want an industrial feel. Please contact the listing brokers with questions.

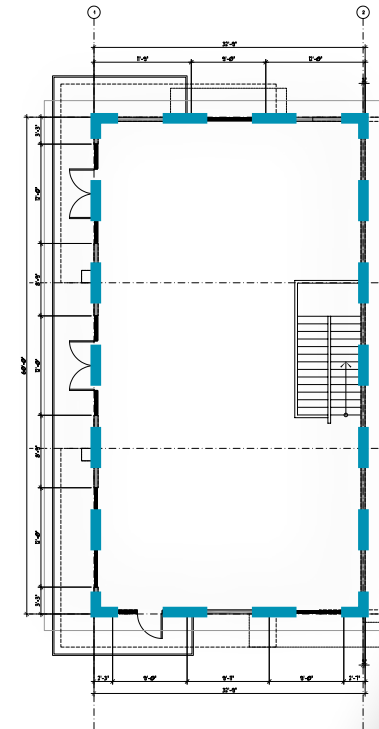




Main Floor



Mezzanine



# FLOOR PLAN



# FIRESTONE AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Firestone is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity and considered one of the fastest growing communities in the state.

Firestone is a booming place, located almost 30 miles north of Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Firestone's population has grow exponentially. Over the last decade, people have filled in the northern front range urban corridor between Fort Collins and Denver.

## FIRESTONE, COLORADO BY THE NUMBERS



**19,300**  
POPULATION



**\$109,246**  
AVERAGE INCOME



**36.4%**  
BACHELORS DEGREE  
OR HIGHER



**34.9**  
MEDIAN AGE

- As of 2023, major employers in Firestone include American Furniture Warehouse, King Soopers, and ARC Worldwide Group.
- Firestone's estimated population growth rate in the next 10 years is 50%.

## DRIVE TIMES

|                                    | Miles | Drive Time |
|------------------------------------|-------|------------|
| Denver                             | 28    | 35 Minutes |
| Denver International Airport (DEN) | 36    | 35 Minutes |
| Longmont                           | 9     | 16 Minutes |
| Fort Collins                       | 37    | 40 Minutes |



# AERIAL MAP



101,000 VPD



119

FIRESTONE BOULEVARD







**For more information, please contact:**

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