

DEL CAMINO BUSINESS PARK

11409 BUSINESS PARK CIRCLE

FIRESTONE, CO 80504

AVAILABLE FOR SALE

COMMERCIAL OR INDUSTRIAL DEVELOPMENT OPPORTUNITY

EXCELLENT VISIBILITY WITH I-25 FRONTAGE

1

2

3

COMMERCIAL OR INDUSTRIAL DEVELOPMENT OPPORTUNITY

1.4 – 7.86 ACRES AVAILABLE IN DEL CAMINO JUNCTION BUSINESS PARK

SALE PRICING: \$8.00 - \$14.00/SF



CUSHMAN &
WAKEFIELD



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AVAILABLE FOR SALE

These lots are well positioned off Interstate 25 in Firestone where significant growth is happening. Zoned Employment, these lots could be used for a variety of uses. The Town would like to see commercial development fronting I-25 and would allow for more industrial uses in the back. The property is located near several office buildings, hotels, fast food and directly across Firestone Boulevard from the Longmont Park-N-Ride. With traffic counts over 100,000 vehicles per day, this is one of the most visible locations north of Denver. The location combined with the flexible zoning makes this a great property for new development. Please call the listing brokers with any questions.

UTILITIES

Water District: Town of Firestone

Sewer District: St. Vrain Sanitation District

Gas: Black Hills Energy

Electric: United Power



| | SIZE | PRICING | ZONING | INTENDED USE |
|-------|-------------|----------------|--|------------------|
| Lot 1 | ±2.4 Acres | \$12 - \$14/SF | Employment Center, Regional Commercial | Commercial |
| Lot 2 | ±1.4 Acres | \$10/SF | Employment Center, Regional Commercial | Light Industrial |
| Lot 3 | ±4.06 Acres | \$8/SF | Employment Center, Regional Commercial | Light Industrial |
| TOTAL | ±7.86 Acres | | | |



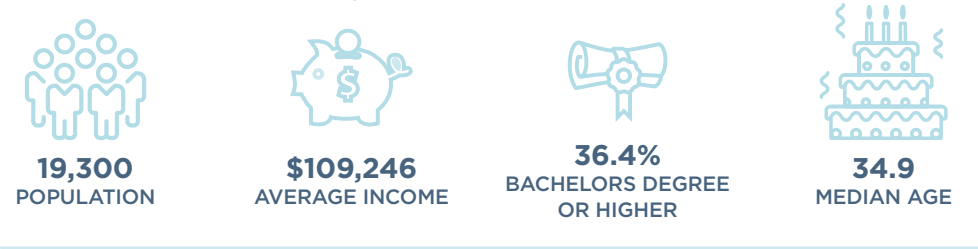
FIRESTONE AT A GLANCE

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



- 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 |

Source: firestoneco.gov; census.gov



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