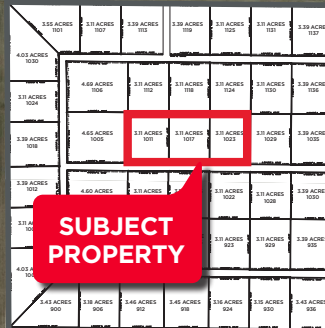


CR 102

Varra Industrial Park
Fully Sold

85

CR 31

CR 29

Bellmore Farms
Industrial Park

CR 100



Nunn



FOR SALE OR LEASE

1011, 1017 & 1023 BIRCH STREET

Nunn, Colorado 80648

9.3 ACRES

FULLY FENCED INDUSTRIAL LAND

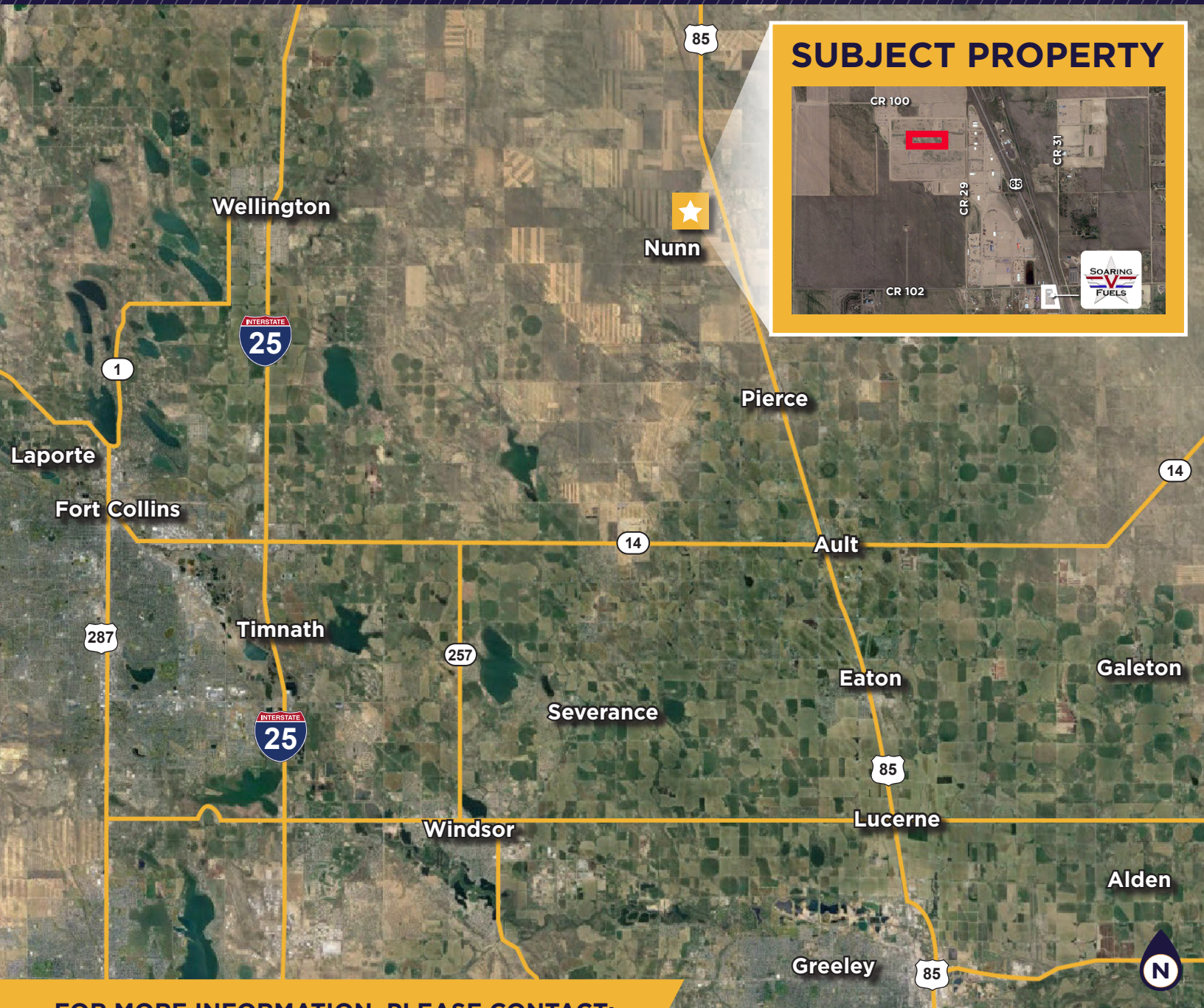
Sale Price: \$735,000 (\$1.81/SF)**Lease Rate:** \$1,200/Acre/Month**Land Size:** 9.318 Acres (405,903 SF)**Zoning:** Industrial

1011, 1017 & 1023 Birch Street is centrally located in the middle of prime oil and gas activity between Cheyenne and Greeley, with prices substantially lower than surrounding communities. Available for sale or lease, these lots are a total of 9.318 acres and are fully fenced. Strategically located just off Highway 85, the property is a short distance from Soaring V Fuels, a recently constructed fuel station.

Please contact the listing broker for additional information

1011, 1017 & 1023 BIRCH STREET

Nunn, Colorado 80648



FOR MORE INFORMATION, PLEASE CONTACT:

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