

DOWNTOWN DENVER



FUTURE  
STREET LIGHT



COUNTY ROAD 23

FOR SALE | 33 ACRES | FOR SALE: \$3,000,000



**BRANDYWINE FARMS**  
5535 COUNTY ROAD 23, FORT LUPTON, CO



# BRANDYWINE FARMS

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The Greenhouse is a modern 12,000 square foot building attached to a 3,000 square foot heated warehouse/service area.

## Greenhouse features include:

- 2-42' wide gutter connected bays x 144' long
- Roof ventilation
- Pad and fan cooling
- Biotherm bench heating on rolling benches
- Hortimax climate control computer system
- Automatic generator back up
- 600 amp, 3 phase service
- 4 large modine (high efficiency) heaters
- Irrigation room
- Reverse osmosis system
- Built in 2020
- \$650,000 investment
- Perfect for garden center or growing bedding plants/vegetables

## Warehouse:

- 3,000 square feet
- Heated (2 modine heaters)
- Concrete floors
- Separate power panel from greenhouse
- 2 large sliding doors, 1 roll up door

## House:

- Farmhouse built in 1902
- 2,000 square feet
- Perfect for offices
- 2 story, concrete block built
- Hot water heated





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## DRIVE TIMES

I-25 12 Minutes  
Downtown Denver 35 Minutes

COUNTY ROAD 14 1/2

BRANDYWINE  
FARMS

85

FORT  
LUPTON

52

85

27

25

52

19

12

21

23

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