



BRANDYWINE FARMS

5535 COUNTY ROAD 23, FORT LUPTON, CO

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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

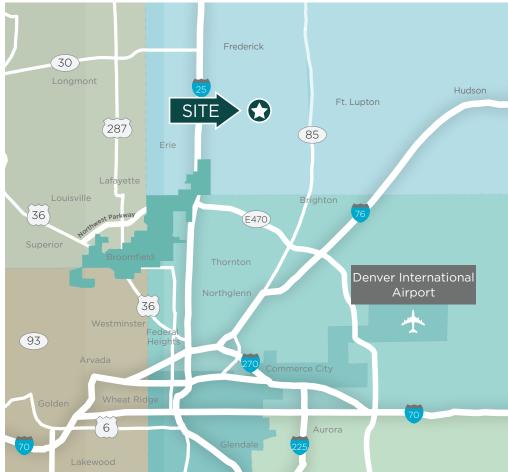
Warehouse:

- 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

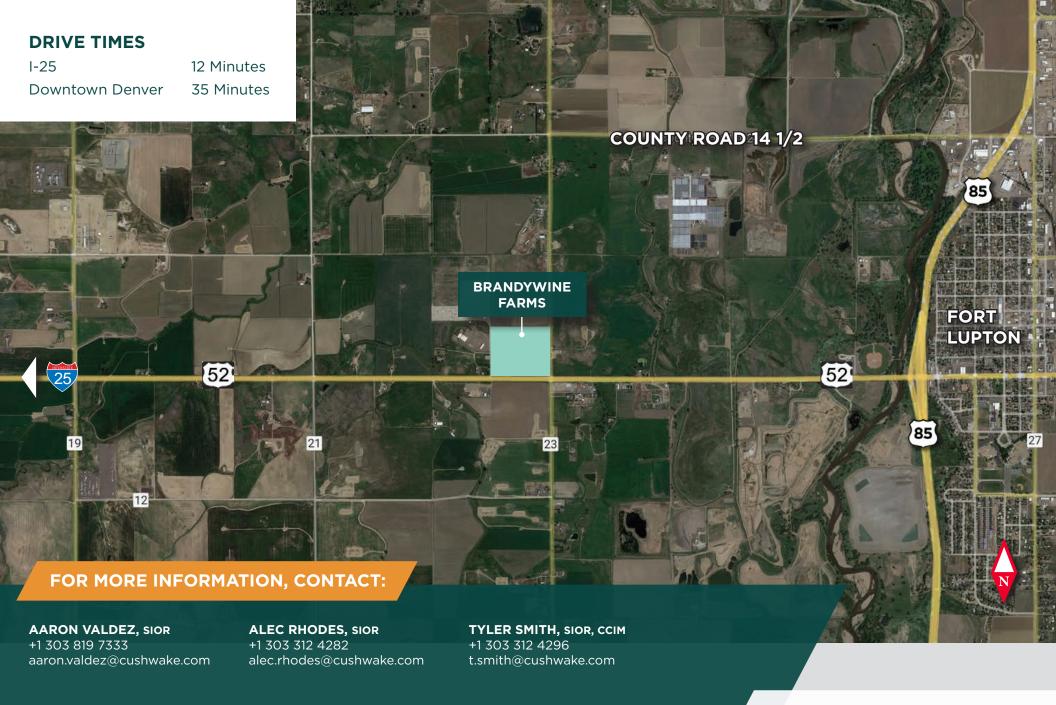




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