AVAILABLE FOR LEASE



6,336 SF AVAILABLE LEASE RATE: \$13.00/SF NNN



PROPERTY HIGHLIGHTS

Welcome to 540 Main Street, a prime commercial property located in the vibrant downtown corridor of Fort Lupton, Colorado. This versatile space offers exceptional visibility and foot traffic, making it an ideal location for retail or office.

Situated on a well-traveled street, this property boasts classic small-town charm with modern potential. Great opportunity for a business owner ready to establish a presence in a growing community, 540 Main St provides the perfect canvas.



13,280 SF BUILDING SIZE



0.48 AC (20,900 SF)SITE SIZE



1958 YEAR BUILT



(1) 12' x 10' OHD LOADING



FULL HVACOFFICE/SHOWROOM CLIMATE



6,336 SF AVAILABLE



53' x **80' 42'** x **48'** SPACE DIMENSIONS



I-1 LIGHT INDUSTRIAL
ZONING - CITY OF FORT LUPTON **



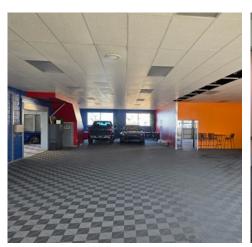
MEZZANINE STORAGE & FLEX SPACE

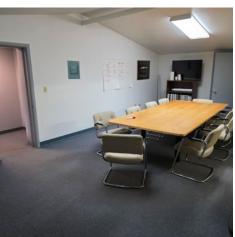


GAS HEATERS
WAREHOUSE/SHOP CLIMATE

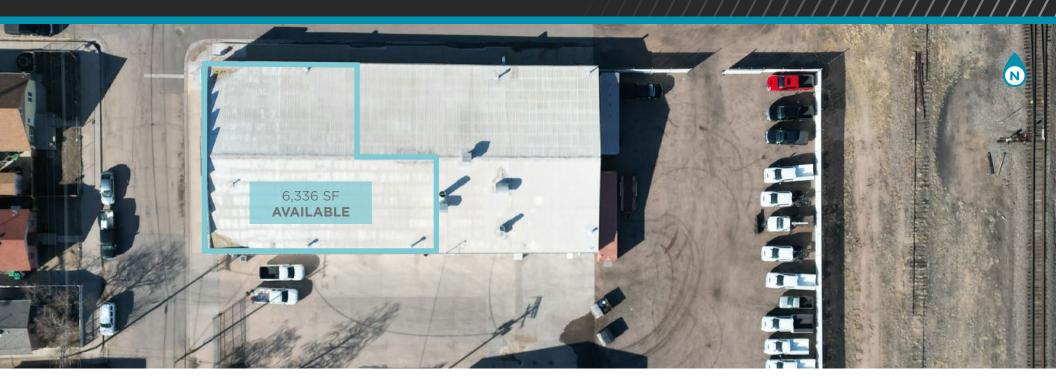


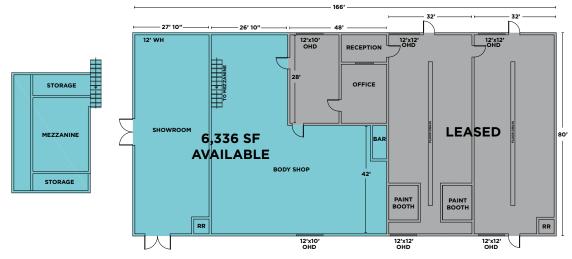






FLOOR PLAN





TOTAL: 13,280 SF

LEASED EAST: 6,944 SF

AVAILABLE WEST: 6,336 SF

MEZZANINE SF NOT INCLUDED



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