

AVAILABLE FOR LEASE

# 540 MAIN STREET

FORT LUPTON, CO 80621



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 HVAC**  
OFFICE/SHOWROOM CLIMATE



**6,336 SF**  
AVAILABLE



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



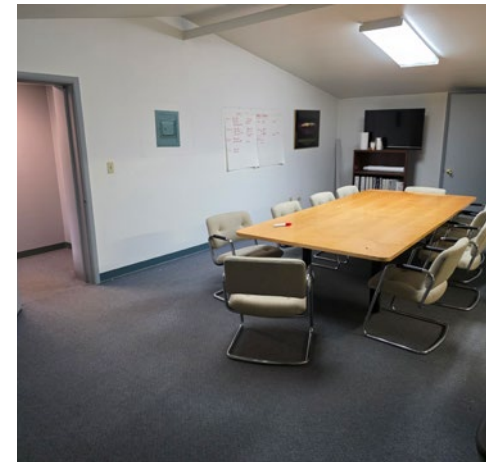
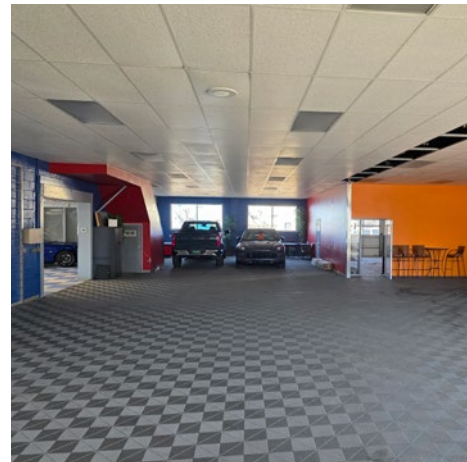
**I-1 LIGHT INDUSTRIAL**  
ZONING - CITY OF FORT LUPTON

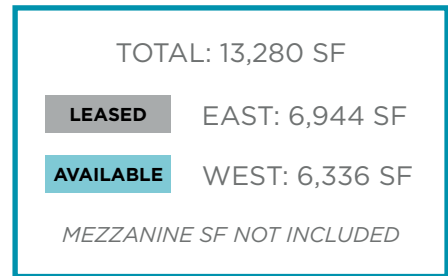


**MEZZANINE STORAGE &  
FLEX SPACE**



**GAS HEATERS**  
WAREHOUSE/SHOP CLIMATE









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