

OUTSIDE STORAGE AVAILABLE


9,000 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

Base Rent: \$13.00/SF NNN | Est. NNN: \$5.68/SF

This industrial property is located in the Valley 66 Business Park right off I-25. The available space features two overhead doors, 16' clear height, available outdoor storage, and office space with private offices, reception, and a kitchen.

Please contact the listing brokers for additional information.

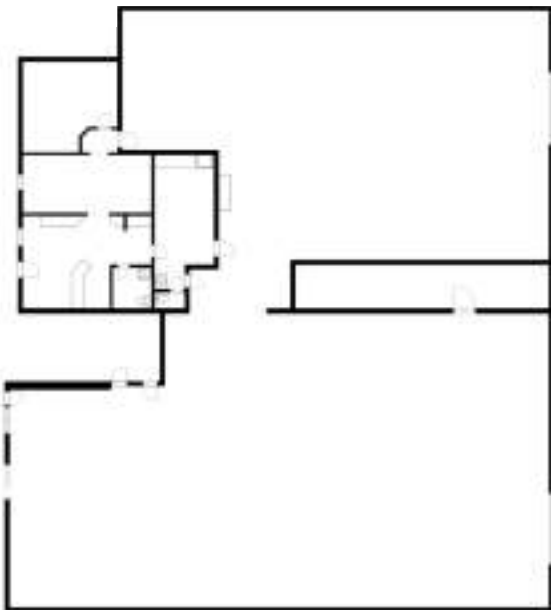
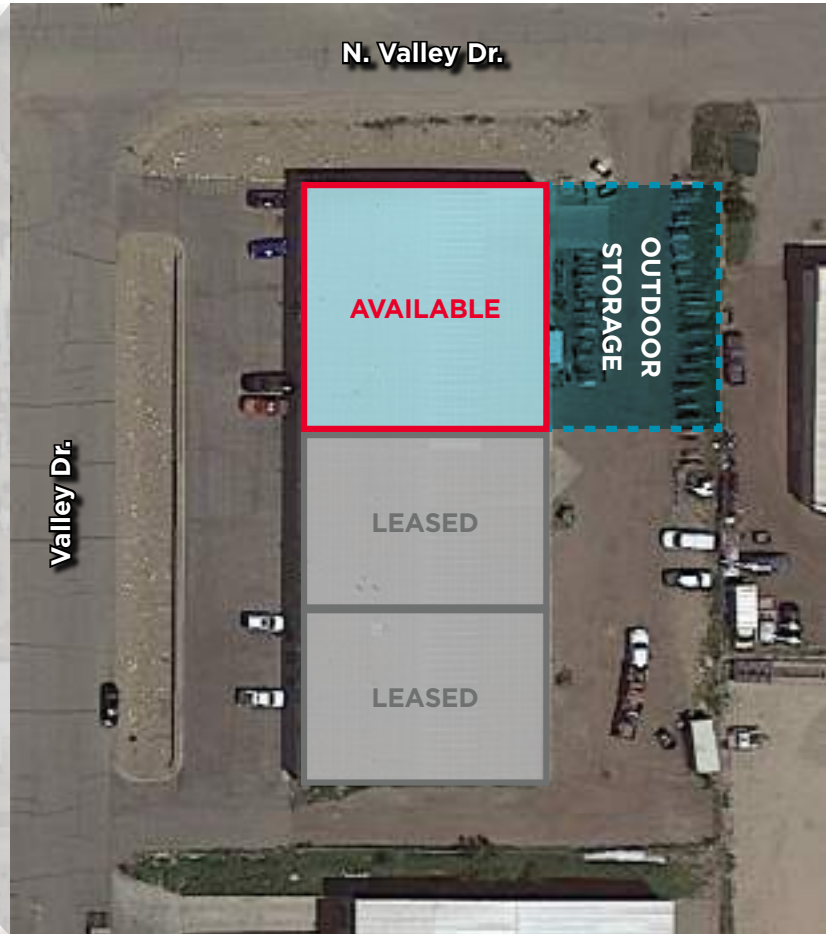
PROPERTY FEATURES

BUILDING SIZE:	20,250 SF
AVAILABLE SIZE:	9,000 SF
LEASE RATE:	\$13.00/SF NNN
ESTIMATED NNN:	\$5.68/SF
YEAR BUILT:	1997
CLEAR HEIGHT:	16'
POWER:	3 Phase
ZONING:	General Commercial



PROPERTY AERIAL

BUILDING PLAN



CLICK TO ENLARGE FLOORPLAN



WELD COUNTY

3RD LARGEST COUNTY in Colorado

ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

Source: weld.gov

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Weld County Region
Source: Esri.



Total Population (2023)

357,495



Total Households

124,664



Per Capita Income

\$39,469



Median Age

35.7



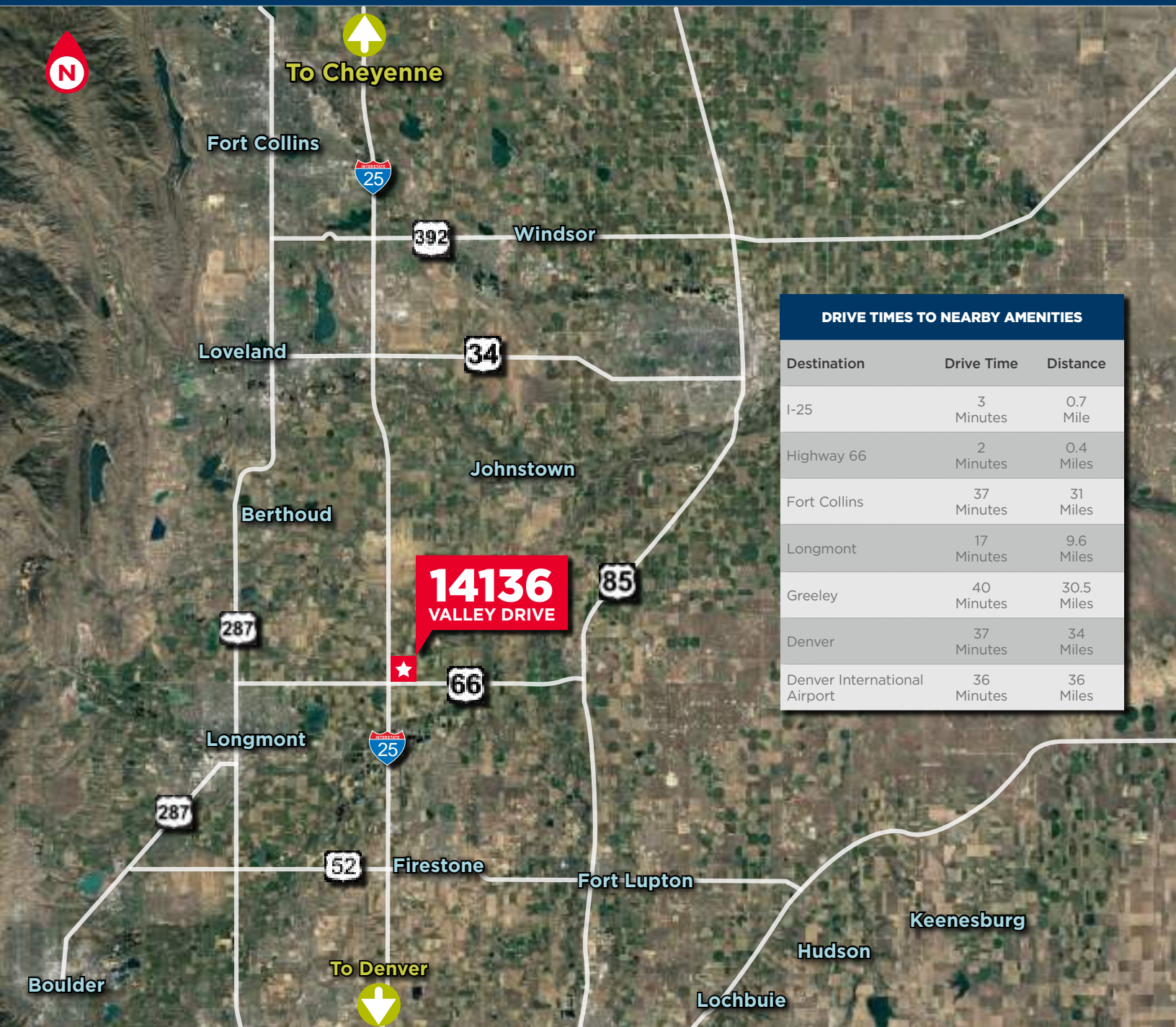
Median Household Income

\$88,463



Total Square Miles

4,017



DRIVE TIMES TO NEARBY AMENITIES

Destination	Drive Time	Distance
I-25	3 Minutes	0.7 Mile
Highway 66	2 Minutes	0.4 Miles
Fort Collins	37 Minutes	31 Miles
Longmont	17 Minutes	9.6 Miles
Greeley	40 Minutes	30.5 Miles
Denver	37 Minutes	34 Miles
Denver International Airport	36 Minutes	36 Miles

For more information, please contact:

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