

INDUSTRIAL LAND FOR SALE OR LEASE

# MountainTRAX

22744 County Road 33, LaSalle, CO 80645



**AVAILABLE LOT SIZE: 3.07 - 32.51 ACRES**

**SALE PRICE: \$4.00 - \$5.50/SF | LEASE RATE: \$1,500 - \$2,000/ACRE/MONTH NNN**

Multimodal 228-acre industrial park 50 minutes north of Denver and less than 10 minutes south of Greeley. MountainTRAX industrial park offers over 100 Acres of Union Pacific Class I Rail line access and over 150 acres of heavy industrial-zoned land ready for storage or development. I-3 Heavy Industrial zoning and covenants allow for a very wide range of uses [Click Here for Allowed Uses](#)

The park offers land lease, sale, and build to suit options on and off the rail line which can include private rail spurs.

MountainTRAX works closely with officials through the permitting process to provide an efficient turnaround on construction, so come with your requirements to see what [MountainTRAX](#) has to offer.

## UTILITIES

Water:	Central Weld
Sewer:	Septic
Electric:	Xcel Energy
Gas:	Atmos Energy



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## Union Pacific Railroad



One of America's most recognized companies, Union Pacific Railroad connects 23 states in the western two-thirds of the country by rail, providing a critical link in the global supply chain. From 2014 to 2023, Union Pacific invested approximately \$34 billion in its network and operations to support America's transportation infrastructure. The railroad's diversified business mix includes its Bulk, Industrial and Premium business groups. Union Pacific serves many of the fastest-growing U.S. population centers, operates from all major West Coast and Gulf Coast ports to eastern gateways, connects with Canada's rail systems and is the only railroad serving all six major Mexico gateways. Union Pacific provides value to its roughly 10,000 customers by delivering products in a safe, reliable, fuel-efficient and environmentally responsible manner.







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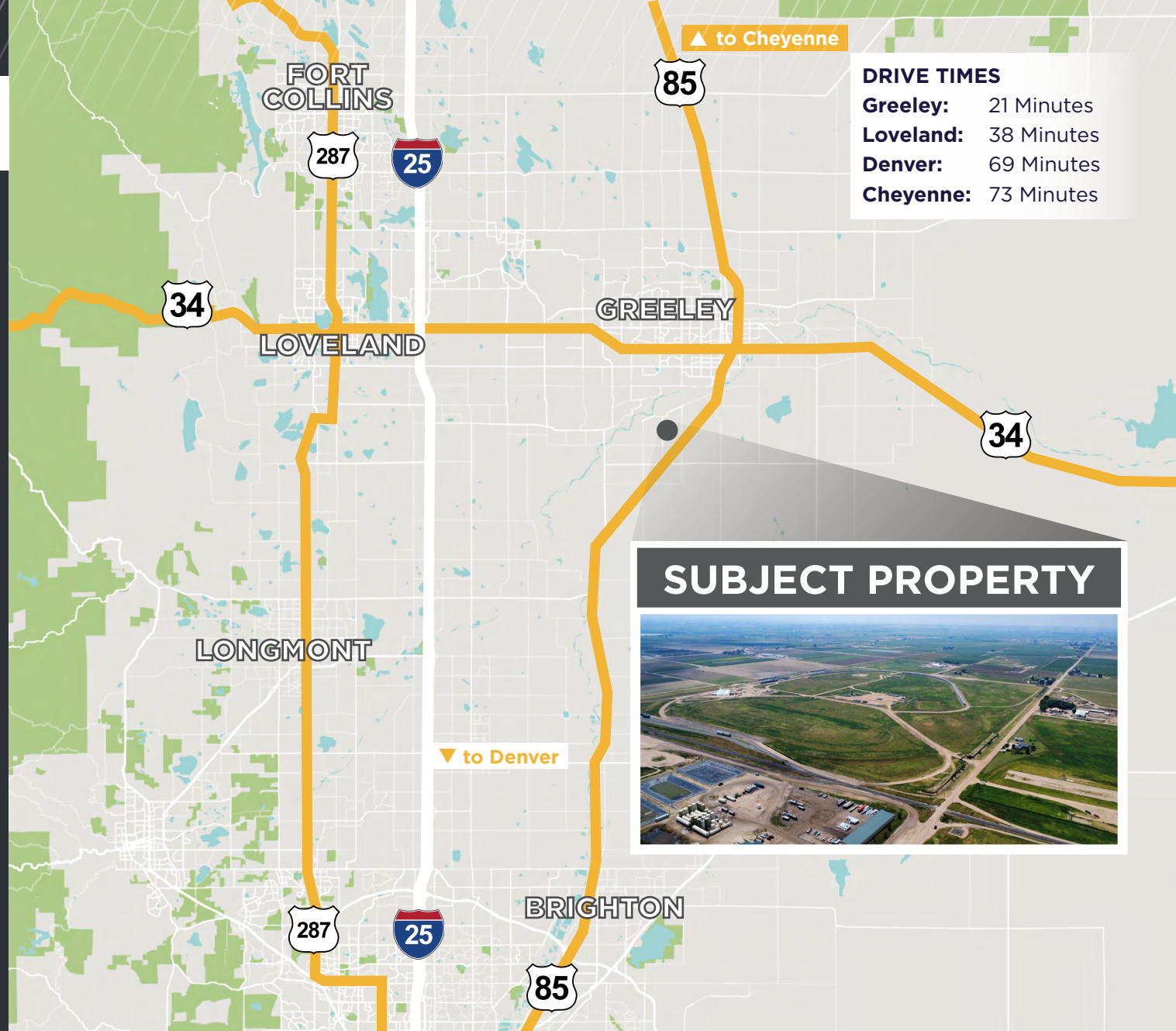
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## SUBJECT PROPERTY

