

INDUSTRIAL LAND FOR SALE

SOUTHEAST CORNER OF WELD COUNTY ROAD 48 & WELD COUNTY ROAD 23 3/4

Milliken, CO



SALE PRICE: \$1,911,000 (\$3.25/SF)

 CUSHMAN &
WAKEFIELD





PROPERTY DETAILS

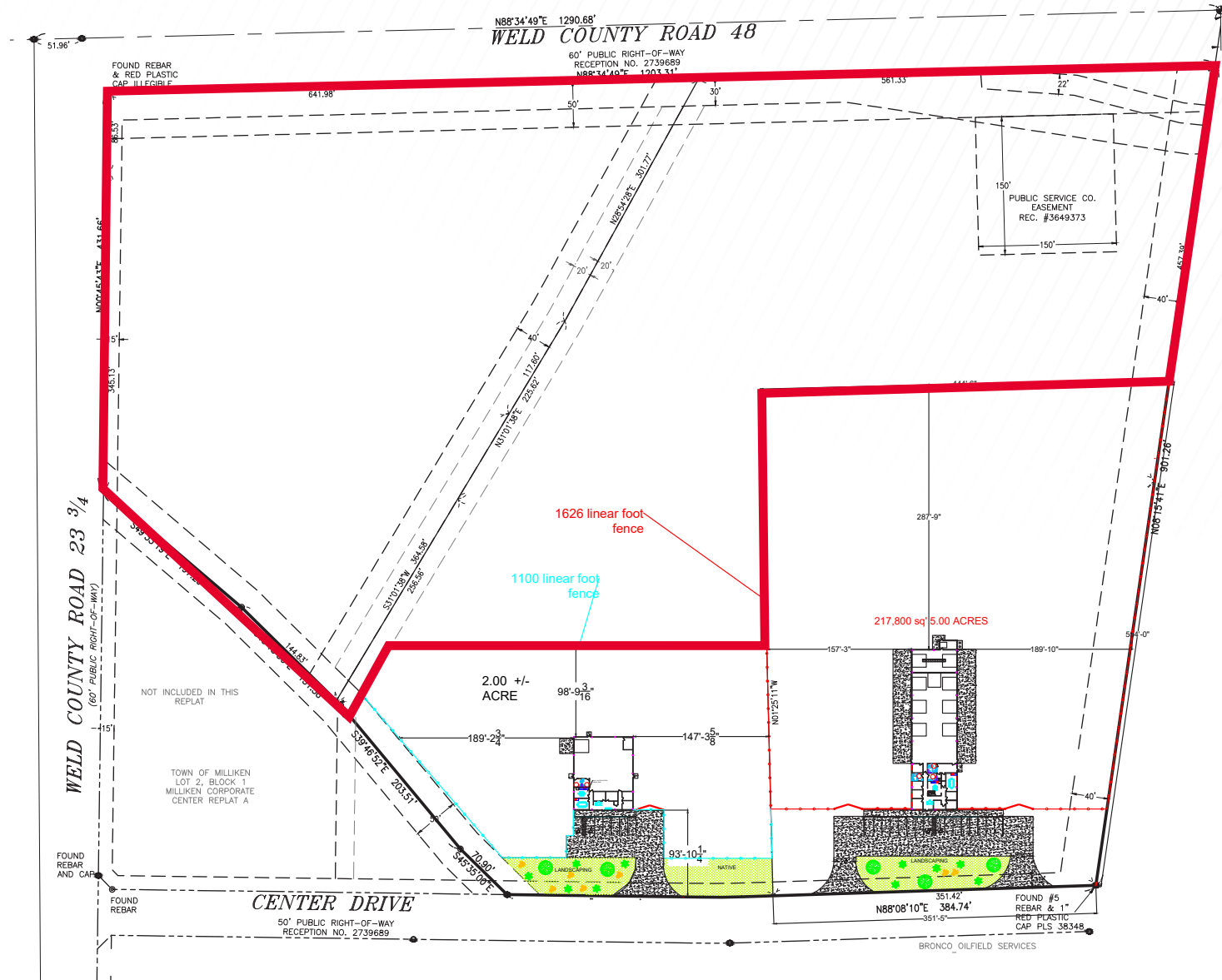
This property offers a rare opportunity to secure land within the Town of Milliken's I-2 Medium Industrial zoning district. Located just north of Highway 60, this site provides excellent access for industrial users. The I-2 zoning allows for a wide range of commercial and industrial uses including manufacturing, warehousing and distribution, indoor and outdoor storage, and more. Currently part of a 20.85-acre parcel, approximately 13.5 acres will be subdivided prior to closing.

Please contact the listing brokers for additional information.

LAND SIZE **APPROXIMATELY
13.5 ACRES**

ZONING **I-2 MEDIUM INDUSTRIAL
(TOWN OF MILLIKEN)**
[LINK TO ZONING CODE](#)

SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

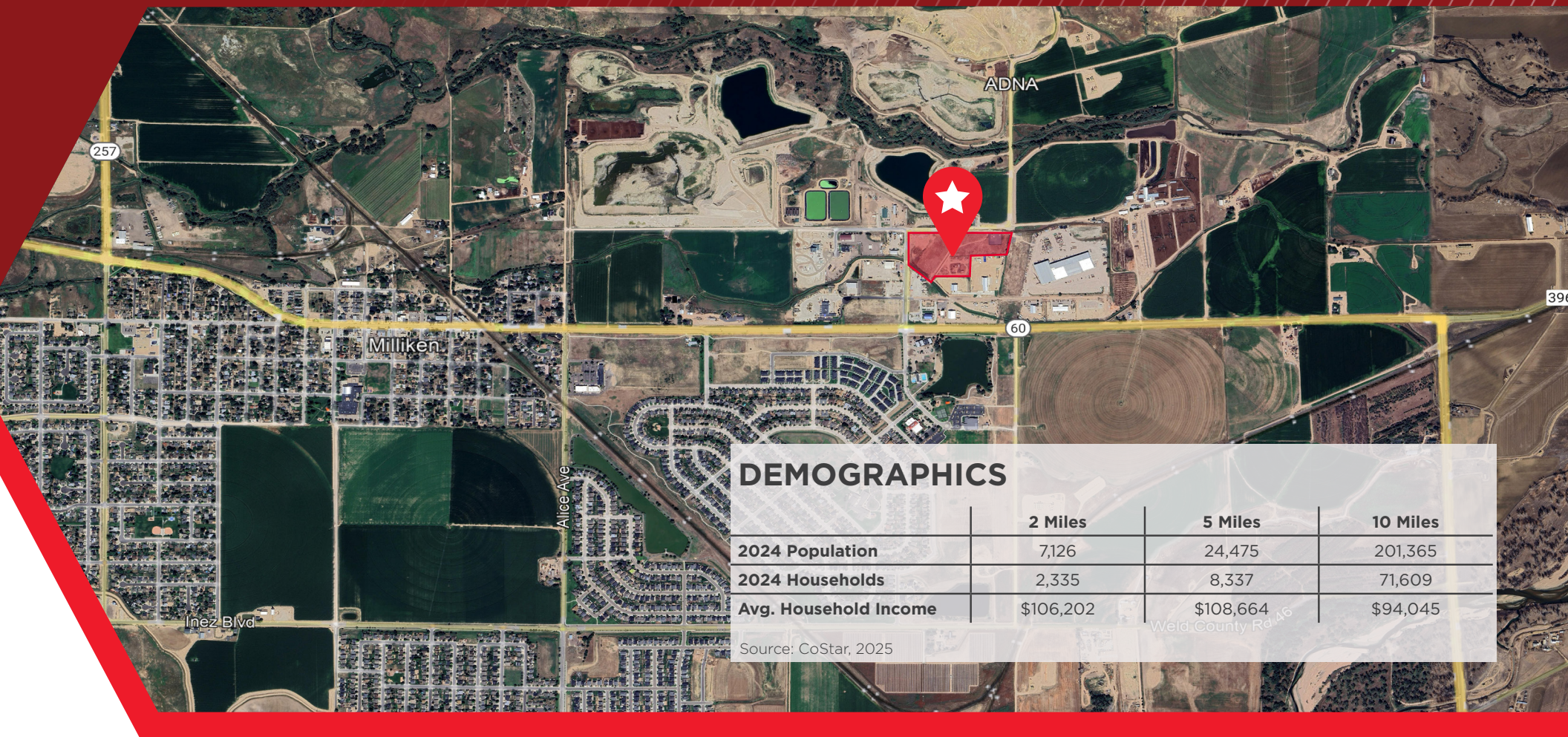
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DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	7,126	24,475	201,365
2024 Households	2,335	8,337	71,609
Avg. Household Income	\$106,202	\$108,664	\$94,045

Source: CoStar, 2025

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