

Industrial Spaces with a 6.4 AC Private Yard

FOR SALE OR LEASE

145 14TH STREET FORT LUPTON, CO 80621

Sale Rate: \$4,750,000 (\$207/SF)

Lease Rate: \$16.00/SF NNN | Estimated NNN: \$6.50/SF



CUSHMAN &
WAKEFIELD

145 14TH STREET

FORT LUPTON, CO 80621

PROPERTY FEATURES

Located 1 mile from Highway 85, this 6.4-acre industrial site is available for lease or sale. The property features five buildings totaling 22,963 SF and is fully zoned for outdoor storage. Infrastructure includes an 80' heated wash bay and full city water and sewer connections. Currently partially leased, the site offers immediate utility for an owner user or a multi tenant investment.

Sale Rate:	\$4,750,000 (\$207/SF)
Lease Rate:	\$16.00/SF NNN Estimated NNN: \$6.50/SF
Total Building Size:	18,363 SF - 22,963 SF
Total Land Size:	6.4 AC
Clear Height:	14'- 20'
Loading:	13 Overhead Doors
Zoning:	I-2 (Link to Zoning Code) ✨
Power:	3-Phase, 600 Amps



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PROPERTY HIGHLIGHTS



Building 1 - OFFICE

Office

3,188 SF



Building 2 - BLDG. 2

Service Garage

3,600 SF

(3) 14' Overhead Doors



Building 3 - BLDG. 3

Warehouse/Shop

798 SF

(1) 10' Overhead Door



Building 4 - BLDG. 4

Shop/Warehouse

15,280 SF

80' Wash Bay

(7) 14' Overhead Doors



Building 5 - BLDG. 5

Storage/Shop

1,032 SF

(2) 8' Overhead Doors

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SITE PLAN

BLDG. 4

BLDG. 3

BLDG. 2

BLDG. 5

BLDG. 1

COUNTRY ROAD 14 1/2 14TH STREET

HISTORIC PARKWAY

ACTIVE LEASES:

BUILDING 1: 1,000 SF
BUILDING 2: 3,600 SF

- YARD-APPROX 1.5 AC'S LEASED
- LEASE EXPIRES AUGUST OF 2026
- \$7,722.20/MONTH + NNN EXPENSES



FOR MORE INFORMATION, CONTACT:

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