

FOR LEASE

15457 HIGHWAY 52

Fort Lupton, Colorado 80621



I-3 Zoned

7,000 SF Warehouse and 4.75-Acre Yard

LEASE RATE: \$15,000/MONTH MODIFIED GROSS

[Tour Property](#)



PROPERTY FEATURES



7,000 SF (WAREHOUSE)
400 SF (OFFICE - SEPARATE BUILDING)

BUILDING SIZE

(4) 12' X 14' OHD'S
(2) DOCK-HIGH

LOADING

4.75 ACRES

SITE SIZE

I-3

ZONING

FENCED OUTDOOR

STORAGE

1985

YEAR BUILT

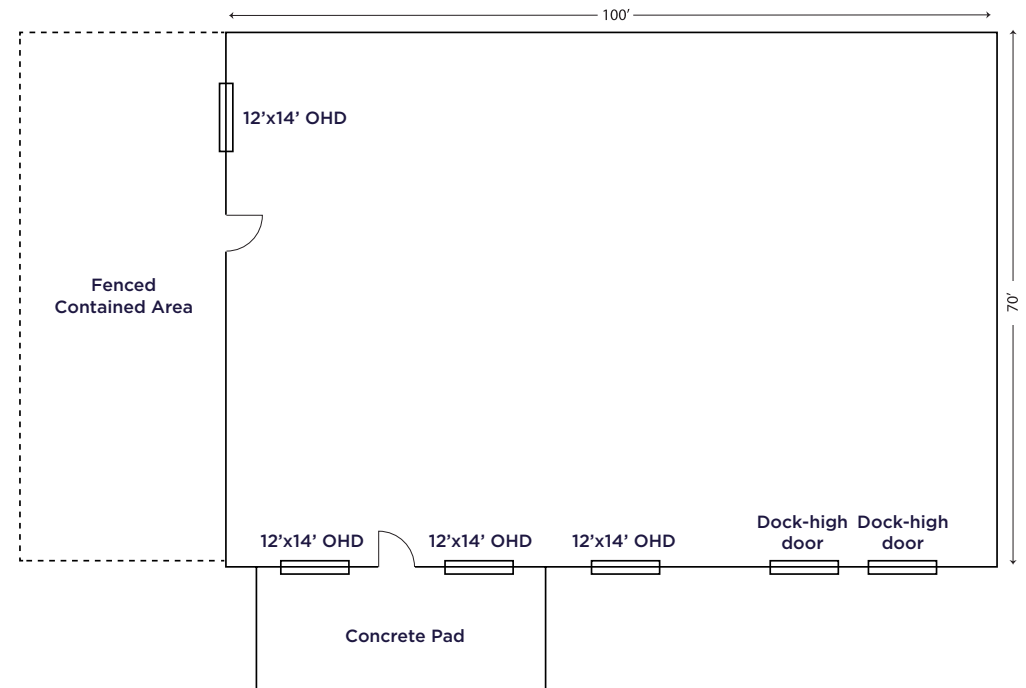


7,000 square foot warehouse plus a separate 400 SF office is available for lease on Highway 52 in Fort Lupton. The property is ideal for a variety of uses and has abundant outside storage. This warehouse is insulated and has an open floor plan, with (4) 14' overhead doors and 2 loading docks. There is a separate two-story office building with private offices, storage area and restroom. This is a great location on Highway 52, just 45 minutes from Denver and 55 minutes from Fort Collins.

FLOOR PLAN



7,000 SF Warehouse



LOCATION MAP





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