

**TWO INDUSTRIAL BUILDINGS
FOR SALE OR LEASE**
SALE PRICE: \$5,700,000
LEASE RATE: \$17.50/SF NNN
ESTIMATED NNN: \$4.43/SF



9,000 - 18,960SF INDUSTRIAL BUILDINGS FOR SALE OR LEASE

12670 COUNTY ROAD 25 ½
FORT LUPTON, CO



12670 COUNTY ROAD 25 ½

FORT LUPTON, CO

SALE PRICE: \$5,700,000
LEASE RATE: \$17.50/SF NNN
ESTIMATED NNN: \$4.43/SF

12670 County Road 25 1/2 now offers two industrial buildings available for lease and sale. The property includes a 9,960 SF building with a 2.1-acre fenced yard and a second building with 9,000 SF and a 1.5-acre fenced yard. Conveniently located just off Highway 85 between Platteville and Fort Lupton, both buildings are available for lease individually, or the entire property can be purchased together for \$5.7 million.

Please contact the listing brokers for additional information.

Property Details

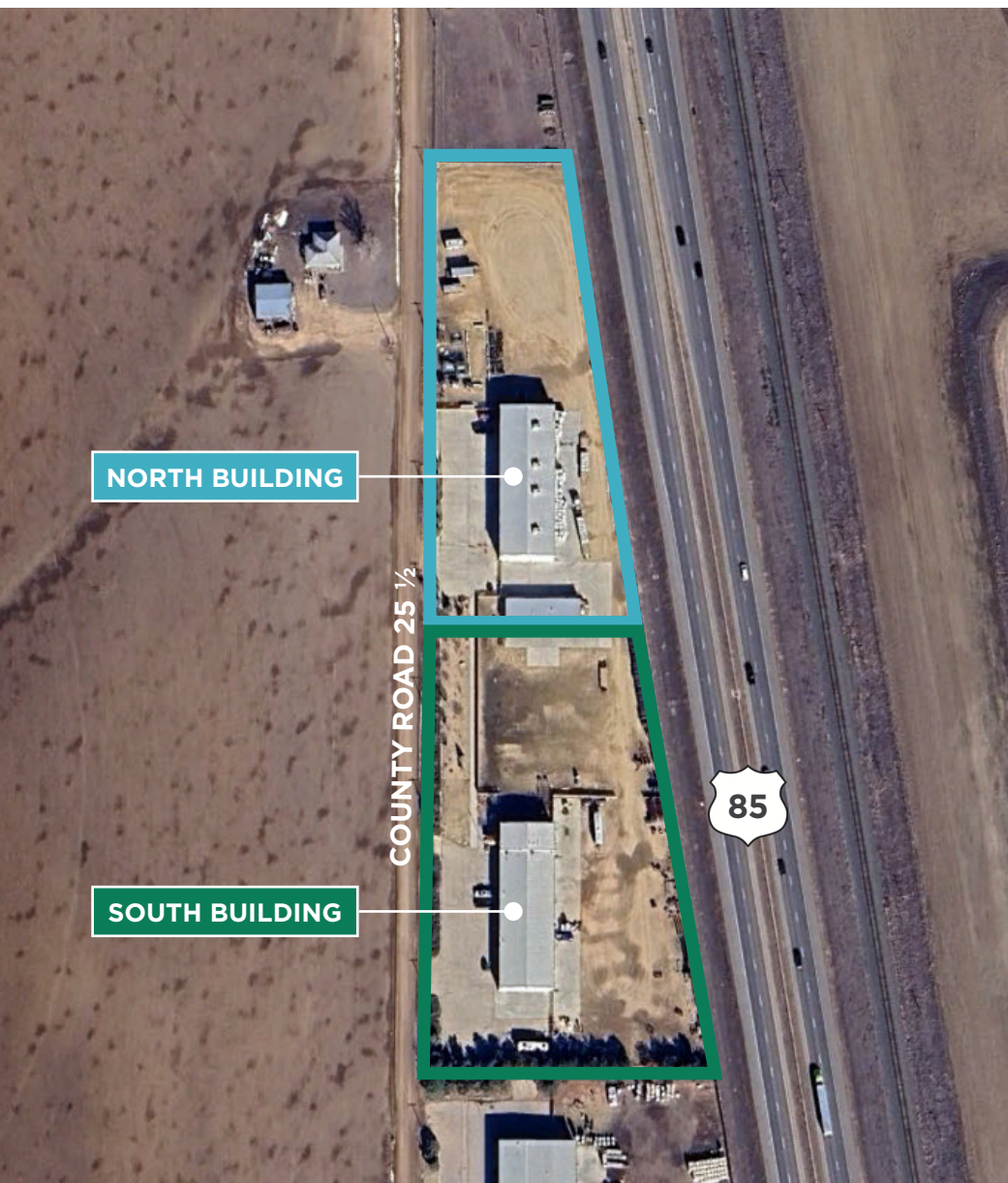
South Building Size:	9,960 SF
North Building Size:	9,000 SF
Year Built:	2012
Loading:	North Building - (4) 14' x 14' OHD South Building - (6) 14' x 14' OHD
South Yard Size:	2.1 Acres
North Yard Size:	1.5 Acres
Zoning:	A (Agricultural)
Power:	3-Phase, 480 Volt, 400 Amps
Clear Height:	14' - 22'



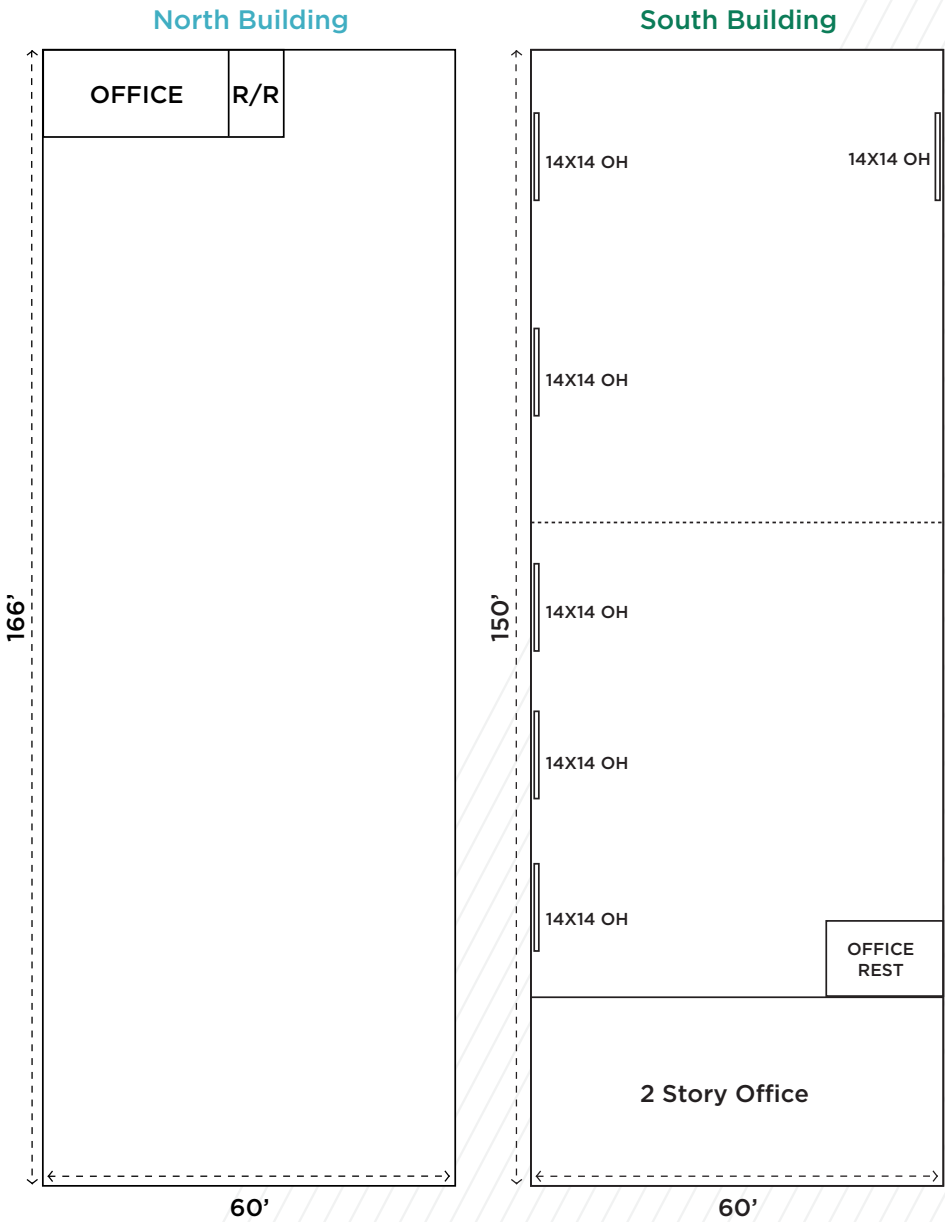
12670 COUNTY ROAD 25 1/2

FORT LUPTON, CO

Aerial



Building Floorplan





66

85

..... 12670 COUNTY ROAD 25 ½

FOR MORE INFORMATION, CONTACT:

TRAVIS ACKERMAN

Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

MATT HASKELL

Broker/Owner
+1 970 690 1690
mhaskell@urealtyinc.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-169997-V8

