

13373 County Road 16

Fort Lupton, CO 80621

WAREHOUSE WITH FENCED YARD FOR SALE & LEASE

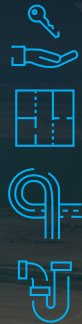
7,780 SF | ±2.50 AC

Ideal for IOS, contractors, fleet operations, and
equipment storage

Flexible site layout supporting a variety of industrial uses

Excellent accessibility with strong regional
transportation connectivity & immediate access to Hwy 85

Connected to city water and city sewer



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7,780 SF
±2.50 AC

CONTACT BROKER FOR PRICING

13373 County Road 16 is a strategically located industrial property offering a combination of functional improvements and ample outdoor space to accommodate a variety of industrial operations. Its accessible location and flexible layout make it well-suited for warehouse, manufacturing, contractor, equipment storage, and Industrial Outdoor Storage (IOS) users seeking operational efficiency and room for expansion.



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BUILDING 1

Warehouse - **4,906 SF**

BUILDING 2

Light Commercial Utility
Shed - **520 SF**

BUILDING 3

Converted Office - **2,354 SF**

PROPERTY DETAILS



Zoning:
I-2 (Fort Lupton)



Loading:
5 Drive-Ins



YOC:
1967



Water:
City Water



Couty:
Weld County

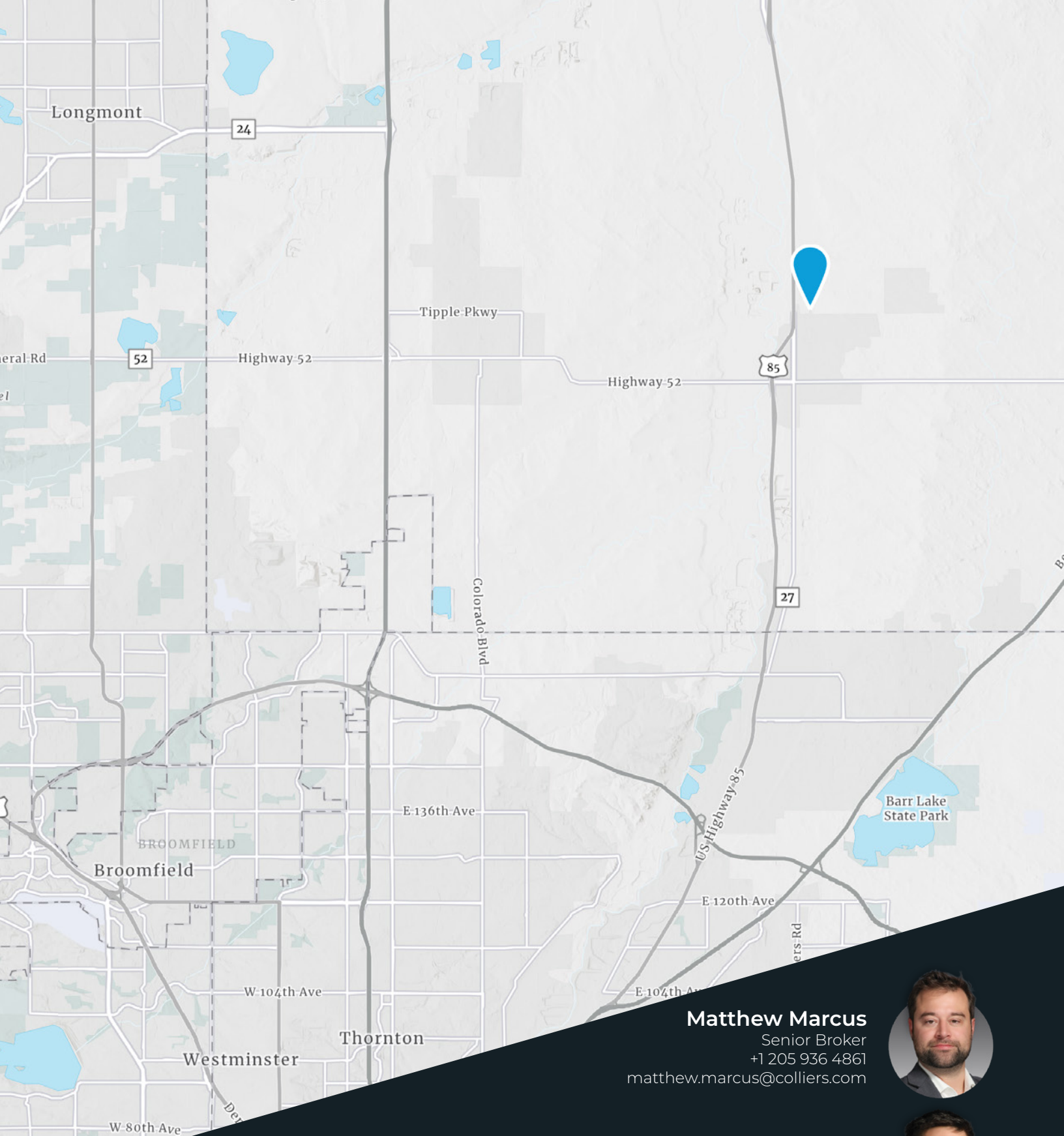


Sewer:
City Sewer

COUNTY ROAD 16

Drive-In





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