

**PRICE REDUCTION**



**NW of Weld County Road 29 & 6  
Fort Lupton, CO**

# ± 55 ACRES ZONED I-2

FORT LUPTON, CO | ~~\$5,355,000~~ **\$4,165,000 (± \$1.75/SF)** | WATER SHARES INCLUDED



**CARMON HICKS**  
Senior Managing Director  
(303) 217-7975  
carmon.hicks@jll.com

**PATRICK MCGETTIGAN**  
Executive Vice President  
(303) 237-7956  
patrick.mcgettigan@jll.com

**CHRIS MUSSELMAN**  
Director, Capital Markets  
(303) 808-3711  
chris.musselman@jll.com

# PROPERTY DETAILS

## PROPERTY INFORMATION

ADDRESS	NW of Weld County Road 29 & 6
CITY, STATE, ZIP	Fort Lupton, CO 80621
APN/PARCEL ID	R4257006 & R4257106
PRICE	\$4,165,000   ± \$1.75/SF
LAND SIZE	54.64 Acres   2,380,336 SF
WATER AND SANITATION DISTRICT	North Weld County Water District

## ZONING INFORMATION

WELD COUNTY ZONING	I-2
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### Strategic Location with Exceptional Connectivity

Positioned near the intersection of Weld County Roads 29 and 6, the site provides direct access to US HWY 85, nearby rail infrastructure, and Fort Lupton's city center. This strategic location delivers exceptional logistics connectivity for transportation-intensive industrial operations.



### I-2 Zoning for Flexible Industrial Development

I-2 (Heavy Industrial) zoning permits manufacturing, warehousing, and distribution centers. The designation accommodates high-intensity operations with substantial infrastructure needs, maximizing development potential for large-scale industrial projects.

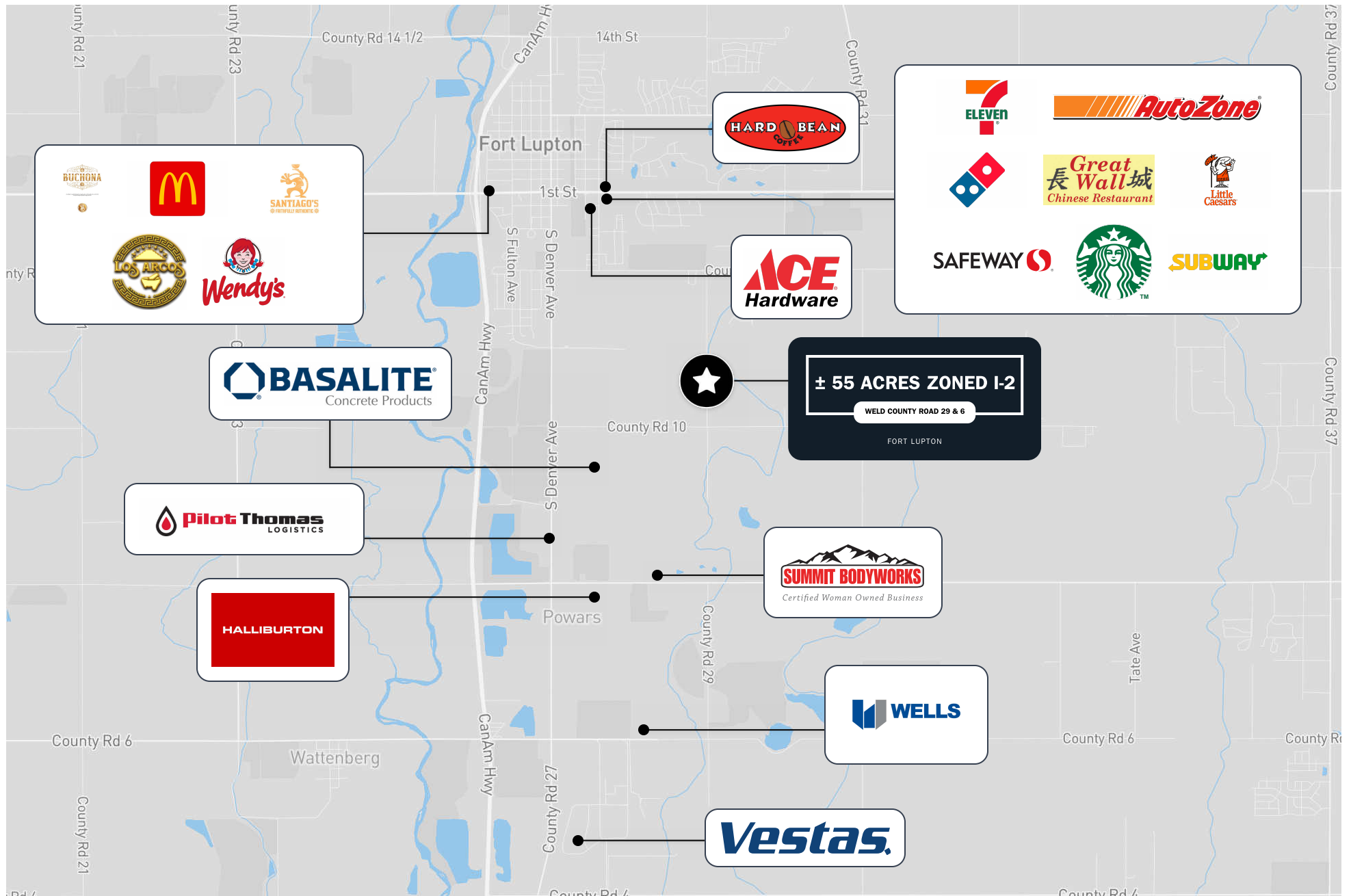


### ± \$1MM in Water Shares Included

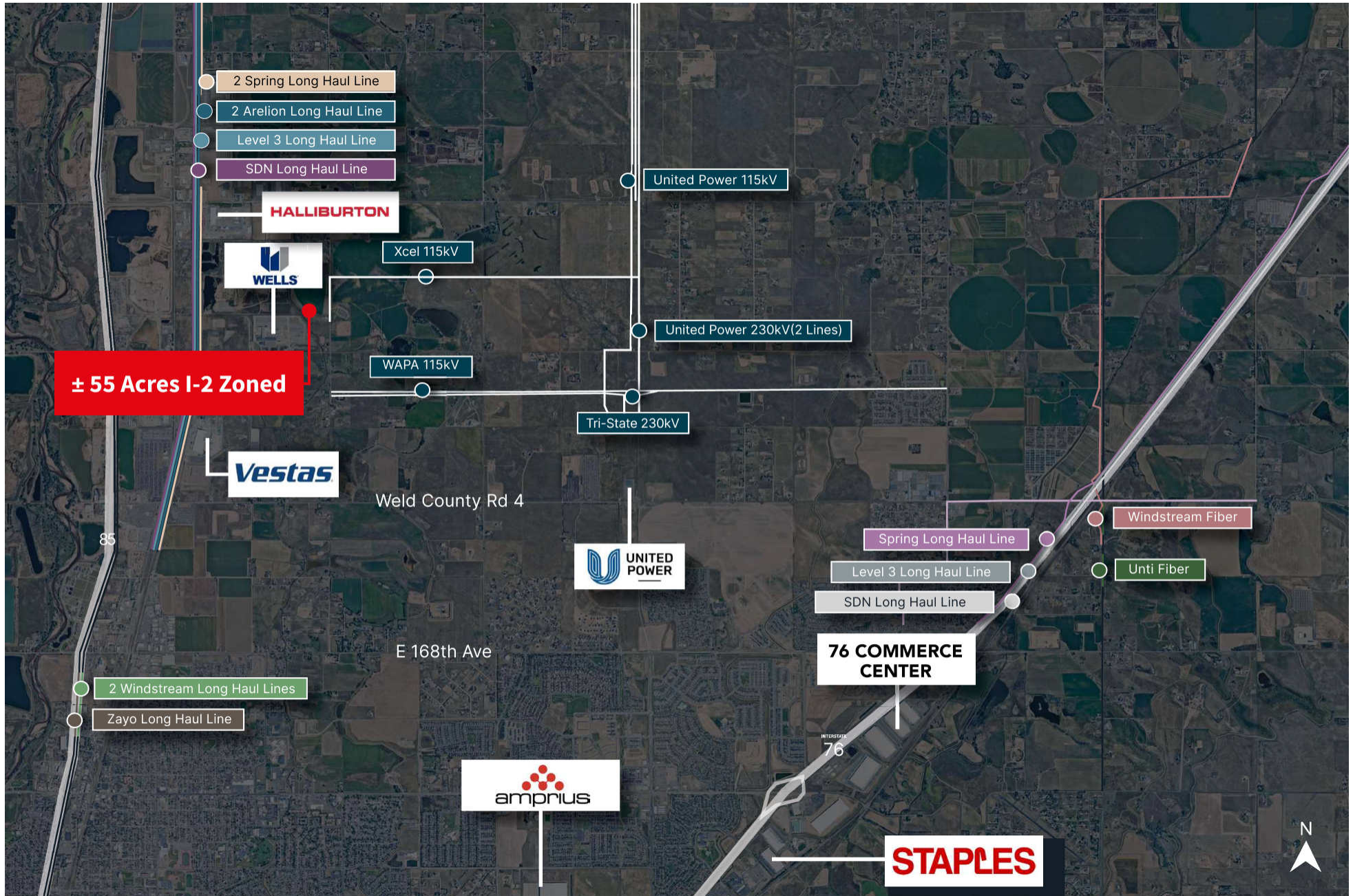
Brighton Lateral Ditch Co. | 8.5 Shares  
Burlington Ditch, Reservoir & Land Co. | 8.5 Shares  
Wellington Reservoir Co. | 12.5 Shares



# AREA OVERVIEW



# TRANSMISSION AND FIBER LINES

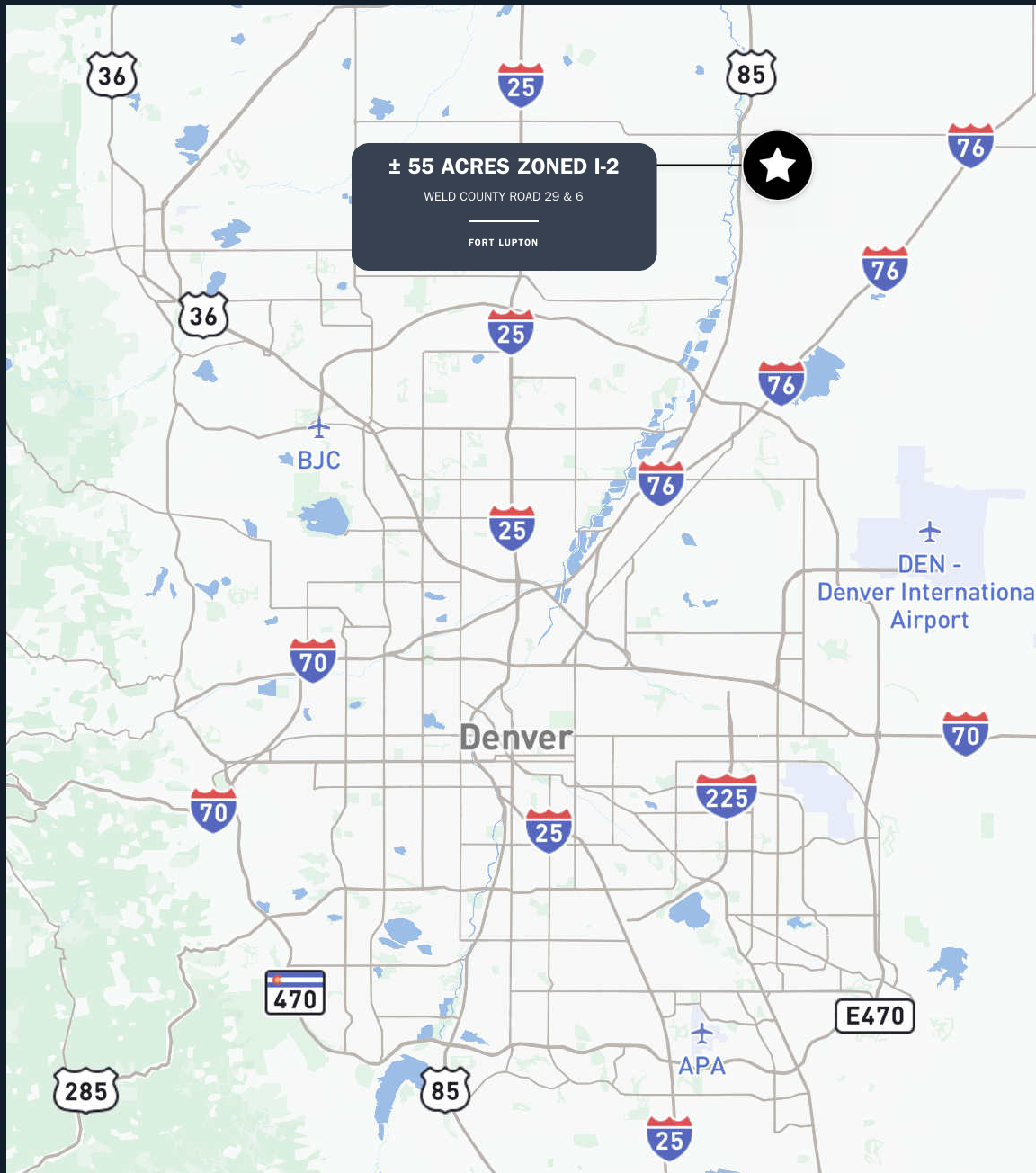


# ZONING INTENT AND ALLOWABLE USES

District & Intent		Relationship to Comprehensive Plan
<b>I-2 – Heavy Industrial</b>	The I-2 district provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application in industrial areas or other locations on major regional freight routes.

Allowable Uses	
Uses	
■ = Permitted, subject to general district standards S = Permitted, only by special use permit discretionary review Blank = means the use is not permitted	I2
Airport / Heliport	S
Industrial Services – Limited (up to 10 vehicle fleet)	■
Industrial Services – General (11 to 25 vehicle fleet)	■
Industrial Services – Large (26+ vehicle fleet)	■
Manufacturing – Limited/Artisan	■
Manufacturing – Light	■
Manufacturing – General	■
Manufacturing – Heavy	S
Mining and Resource Extraction	
Oil & Gas Drilling & Exploration (See Section 4.04.I)	S
Storage and Warehousing – Indoor	■
Storage and Warehousing – Outdoor	■
Storage and Warehousing – Hazardous Materials	S
Utility – Limited	■
Utility – General	■
Utility – Heavy	S
Utility – Pipeline	S
Waste Management & Processing – General	■
Waste Management & Processing – Heavy	S
Water Shares	■

# LOCATION MAP



## DRIVE TIMES

To Commerce City	25 Min
To Denver Int. Airport (DEN)	25 Min
To Denver	35 Min
To Aurora	35 Min
To Boulder	40 Min
To Golden	40 Min
To Fort Collins	1 Hr
To Littleton	1 Hr

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