



FOR LEASE

Broken Bow Ranch

9054 Us Highway 285 | Morrison, CO 80465



**Warehouse/Office/Retail And Outdoor Storage Yard!**

CONTACT:

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UNIQUE PROPERTIES

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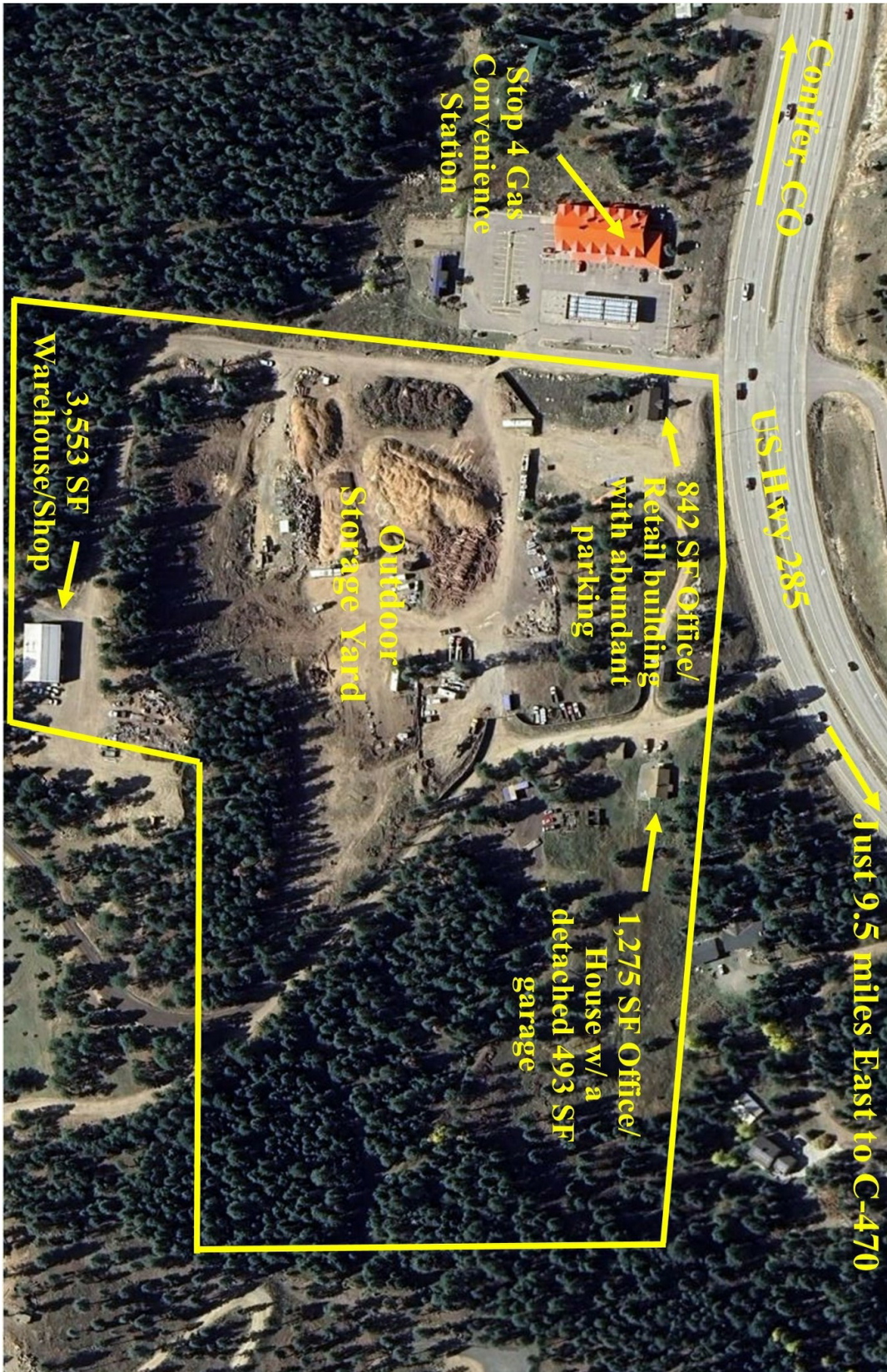
## 9054 US HIGHWAY 285

### OFFERING SUMMARY

<b>Shop Bldg:</b>	3,353 SF
<b>Drive In Doors:</b>	Two 12'x14'
<b>Office/Retail Bldg:</b>	842 SF
<b>Zoning:</b>	ODP Industrial
<b>Storage Yard:</b>	up to 5 acres available

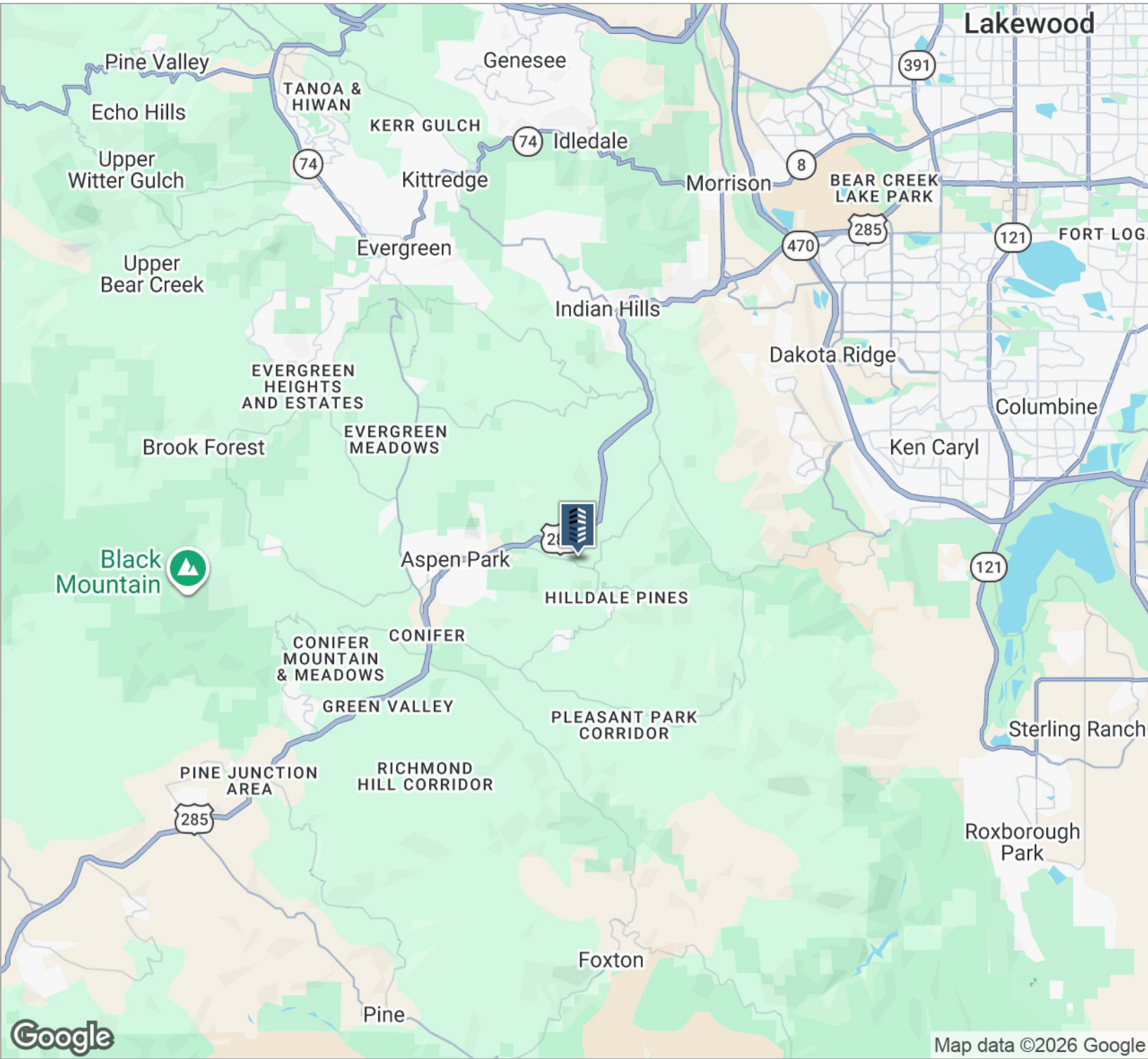
### PROPERTY HIGHLIGHTS

- 3,353 SF shop building with two 12'x14' drive in doors, single restroom, 14'-19' clear height and single phase 200 amps of power (TBV)
- 842 SF office/retail building with abundant parking available.
- Outdoor storage yard (up to approximately 5 divisible acres) available.
- Located just 9.5 miles south of C-470 on US Highway 285.
- Zoning allows outdoor storage, general office, retail, wholesale sales, equipment rental/repair, general office/warehouse and more!
- Lease rate is negotiable, contact Brad for more information.
- Yard and/or buildings may be leased separately if desired.









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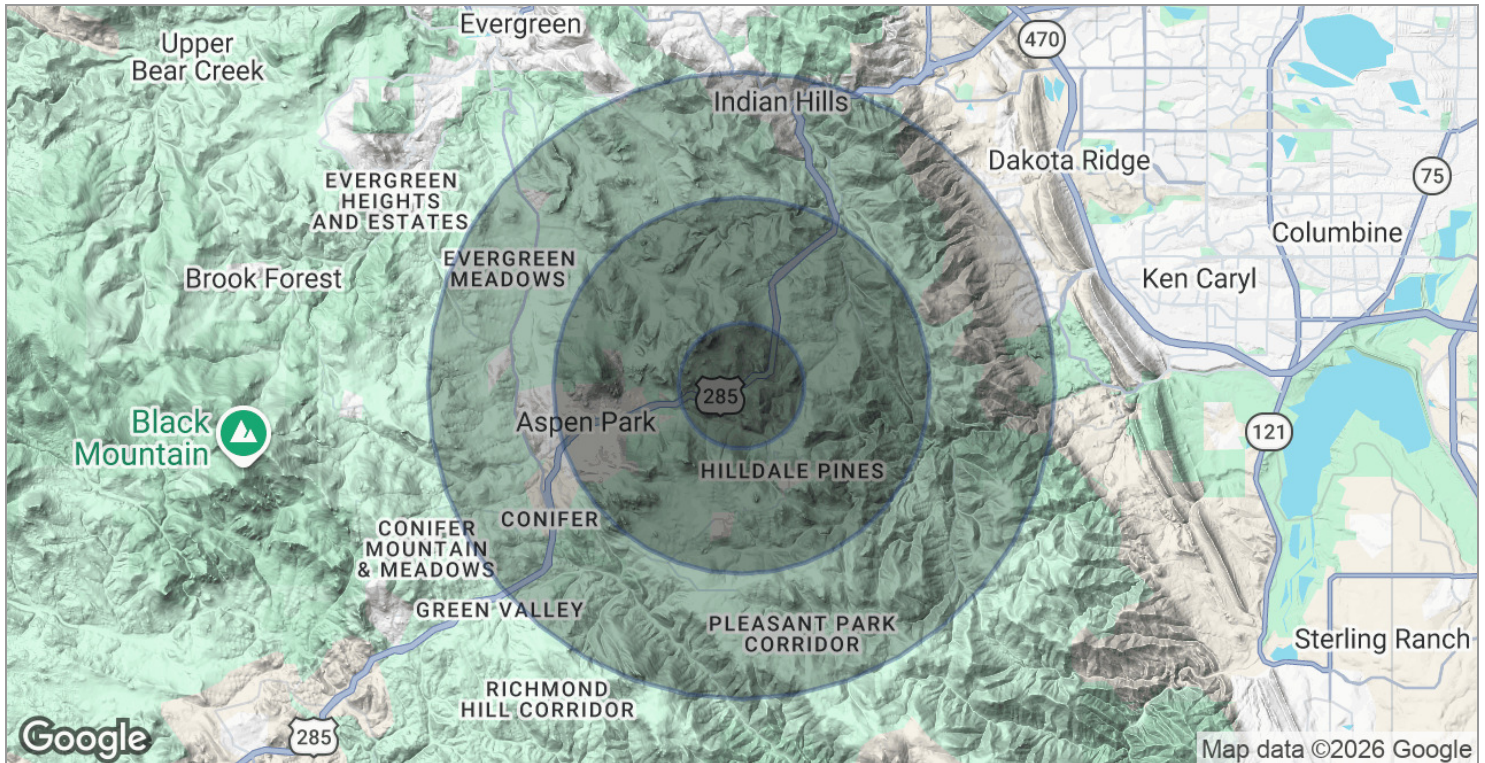
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	1 MILE	3 MILES	5 MILES
Total households	224	1,959	6,118
Total persons per hh	2.4	2.5	2.5
Average hh income	\$142,202	\$153,248	\$158,799
Average house value	\$579,169	\$609,980	\$658,290

	1 MILE	3 MILES	5 MILES
Total population	548	4,863	15,123
Median age	51.1	47.7	49.2
Median age (male)	49.3	47.1	49.1
Median age (female)	54.1	49.2	49.9



\* Demographic data derived from 2020 ACS - US Census