

AVAILABLE FOR LEASE

540 MAIN STREET

FORT LUPTON, CO 80621



6,336 SF AVAILABLE
LEASE RATE: \$13.00/SF NNN



PROPERTY HIGHLIGHTS

Welcome to 540 Main Street, a prime commercial property located in the vibrant downtown corridor of Fort Lupton, Colorado. This versatile space offers exceptional visibility and foot traffic, making it an ideal location for retail, office, or mixed-use development.

Situated on a well-traveled street, this property boasts classic small-town charm with modern potential. Whether you're an investor seeking a strategic location or a business owner ready to establish a presence in a growing community, 540 Main St provides the perfect canvas.



13,280 SF
BUILDING SIZE



0.48 AC (20,900 SF)
SITE SIZE



1958
YEAR BUILT



(1) 12' x 10' OHD
LOADING



FULL HVAC
OFFICE/SHOWROOM CLIMATE



6,336 SF
AVAILABLE



**53' x 80'
42' x 48'**
SPACE DIMENSIONS



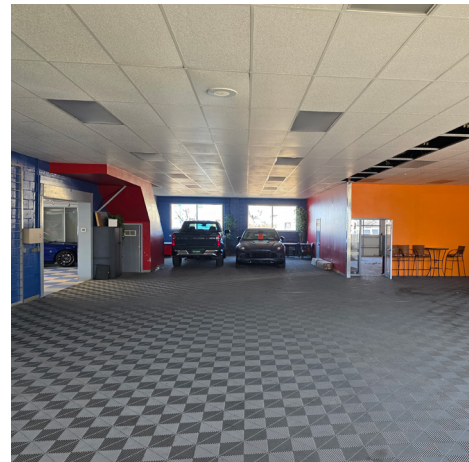
I-1 LIGHT INDUSTRIAL
ZONING - CITY OF FORT LUPTON



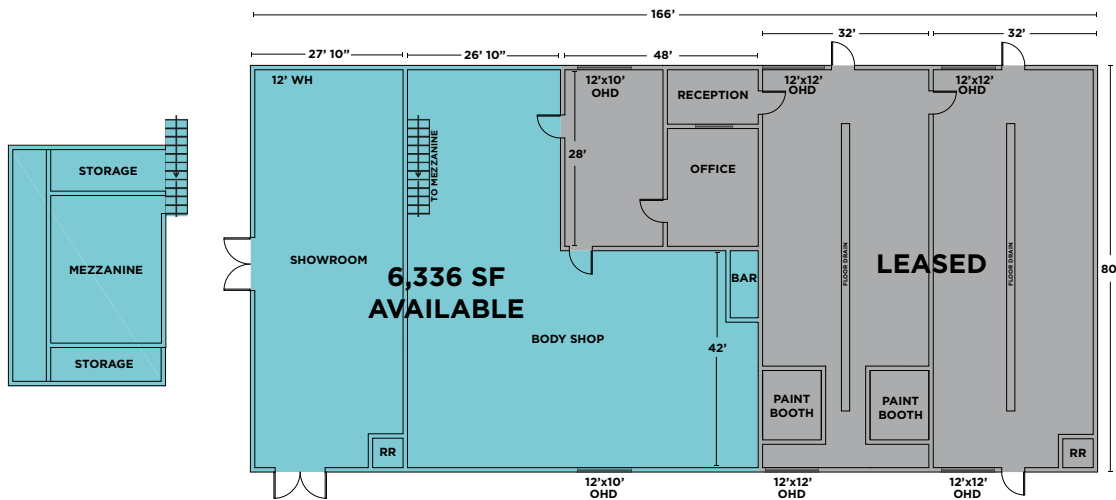
**MEZZANINE STORAGE &
FLEX SPACE**



GAS HEATERS
WAREHOUSE/SHOP CLIMATE



FLOOR PLAN



TOTAL: 13,280 SF

LEASED EAST: 6,944 SF

AVAILABLE WEST: 6,336 SF

MEZZANINE SF NOT INCLUDED



↑ To Greeley
39 Minutes

COUNTY RD 14 1/2

85

SUBJECT
PROPERTY



MAIN STREET

1ST STREET

52

← To I-25
15 Minutes

↓ To Denver
45 Minutes

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