

FOR SALE OR LEASE

FIRESTONE 119

11191 I-25 FRONTAGE ROAD

FIRESTONE, CO 80504



CORE & SHELL COMPLETE

10,000 SF RETAIL/OFFICE BUILDING

2,275-4,745 SF AVAILABLE FOR LEASE

Sale Price: \$3,890,000 (\$389/SF)

Lease Rate: \$25-\$28/SF NNN | NNN (Est.): \$3.25/SF



PROPERTY HIGHLIGHTS

Available Size	2,275-4,745 SF
Building Size	10,000 SF
Tenancy	1-4 Tenants
Sale Price	\$3,890,000 (\$389/SF)
Lease Rate	\$25.00-\$28.00/SF NNN
NNN (Est.)	\$3.25/SF

FIRESTONE 119

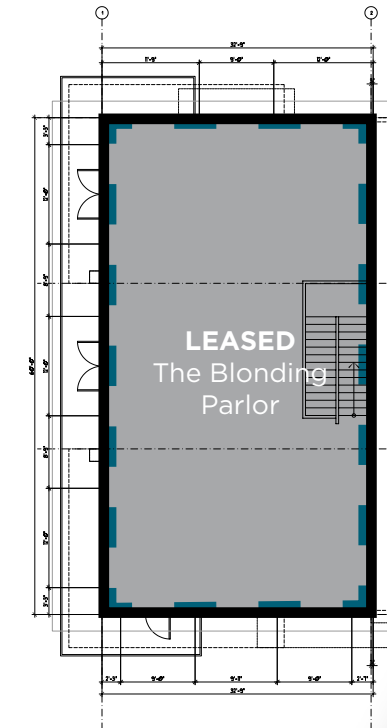
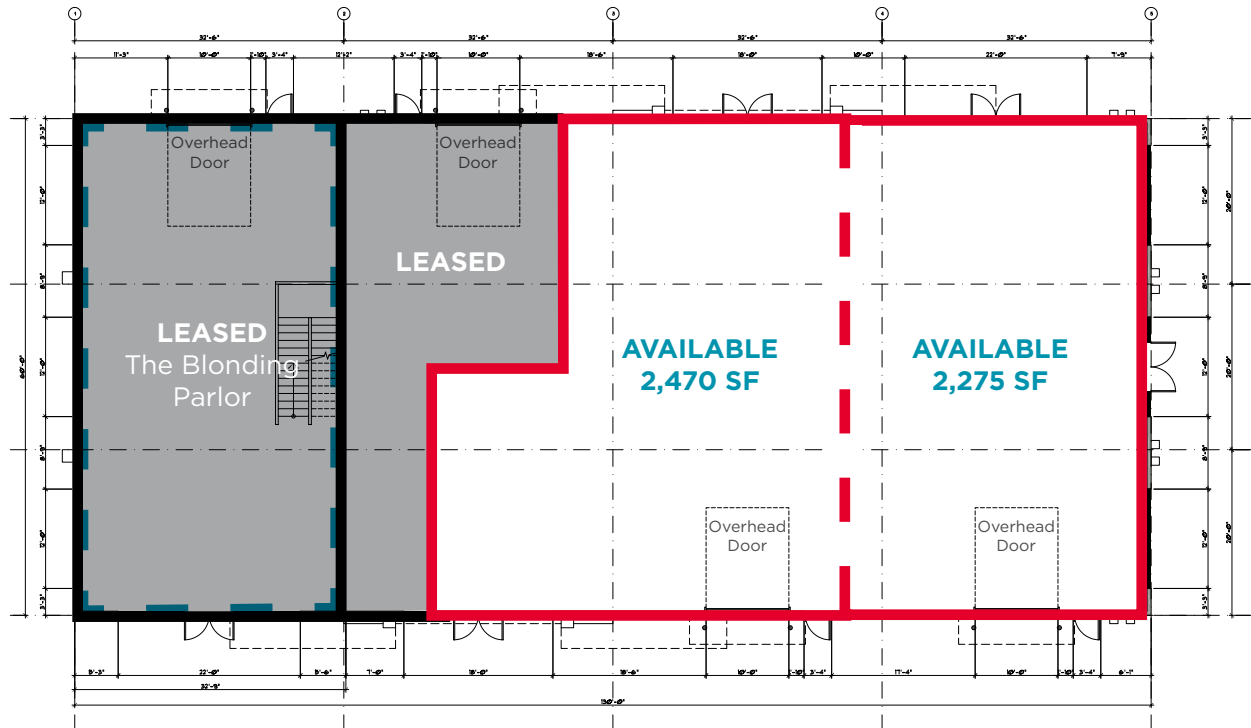
This new 10,000 SF retail/office building, currently in core and shell condition, can support one to four tenants and has 2,275-4,745 square feet available for lease. Located at the northeast corner of I-25 and Highway 119 in Firestone, the property has signage/visibility on I-25 and is surrounded by growth. Each unit has an overhead door, making the spaces ideal for light industrial users or retail/office users that want an industrial feel. Please contact the listing brokers with questions.



Main Floor

2,275-4,745 SF Available for Lease

Mezzanine



FLOOR PLAN





FIRESTONE AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Firestone is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity and considered one of the fastest growing communities in the state.

Firestone is a booming place, located almost 30 miles north of Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Firestone's population has grow exponentially. Over the last decade, people have filled in the northern front range urban corridor between Fort Collins and Denver.

FIRESTONE, COLORADO BY THE NUMBERS



19,300
POPULATION



\$109,246
AVERAGE INCOME



36.4%
BACHELORS DEGREE
OR HIGHER



34.9
MEDIAN AGE

- As of 2023, major employers in Firestone include American Furniture Warehouse, King Soopers, and ARC Worldwide Group.
- Firestone's estimated population growth rate in the next 10 years is 50%.

DRIVE TIMES

	Miles	Drive Time
Longmont	9	16 Minutes
Denver	28	35 Minutes
Denver International Airport (DEN)	36	35 Minutes
Fort Collins	37	40 Minutes



AERIAL MAP



101,000 VPD



119

FIRESTONE BOULEVARD





For more information, please contact:

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