



PROPERTY DETAILS

Property Size:
+/- 2.12 Acres

Zoning:
(M2) Industrial (Town of Berthoud)

Proposed Use

- General Industrial
- Light Manufacturing
- Warehouse/Distribution
- Contractor building w/Storage Yard

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BERTHOUD INDUSTRIAL LAND

SALE PRICE: \$550,000

- Opportunity to develop M2 Industrial land recently annexed into the Town of Berthoud
- Excellent location just off of US Highway 287 and quick access to I-25 via CO Highway 56 and Highway 60
- Preliminary industrial building design plans available from Seller
- Rare infill site with flexible Industrial zoning designation from the Town of Berthoud
- All utilities are proximate to site
- Outdoor storage potential with Town approval
- Click for: [TOWN OF BERTHOUD 1ST STREET CORRIDOR PLAN](#)
- Explosive growth surrounding site - get in early!



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	2,783	19,873	48,871
Avg. HH Income	\$149,395	\$142,414	\$124,535
Households	1,111	8,372	21,443
Businesses	46	549	1,992
Employees	323	4,090	15,420



TRAFFIC COUNTS (Source: STDBOnline)

1st Street just N. of Property	11,200 VPD
1st Street @ US Hwy 287	16,600 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/26/2026

INDUSTRIAL LAND FOR SALE

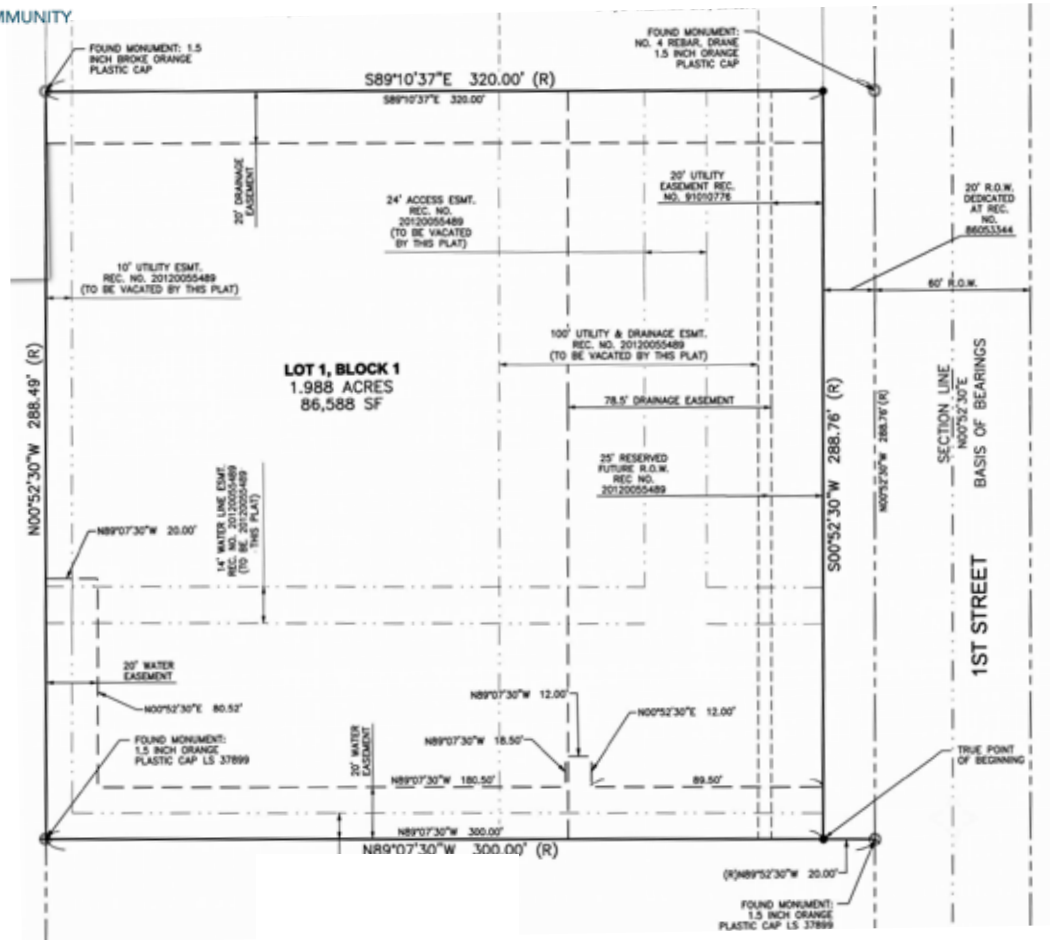
TBD 1st Street, Berthoud, CO



INDUSTRIAL LAND FOR SALE

TBD 1st Street, Berthoud, CO

APPROVED PLAT



- Annexation complete through Town of Berthoud
- All utilities are proximate to site
- No Metro District tax burdens
- Part of future 1st Street Innovation District
- Potential to reduce drainage easement - contact Broker for details



TBD 1st Street, Berthoud, CO

DRIVE TIMES

Berthoud, CO - 5 min
 Interstate 25 - 13 min
 Johnstown, CO - 16 min
 Loveland, CO - 8 minutes
 Fort Collins, CO - 31 min
 Denver, CO - 49 min



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