

FOR LEASE

18110

CR 33

LASALLE, CO 80645



/// LEASE RATE: \$5,500/MONTH (GROSS + UTILITIES)





// PROPERTY FEATURES

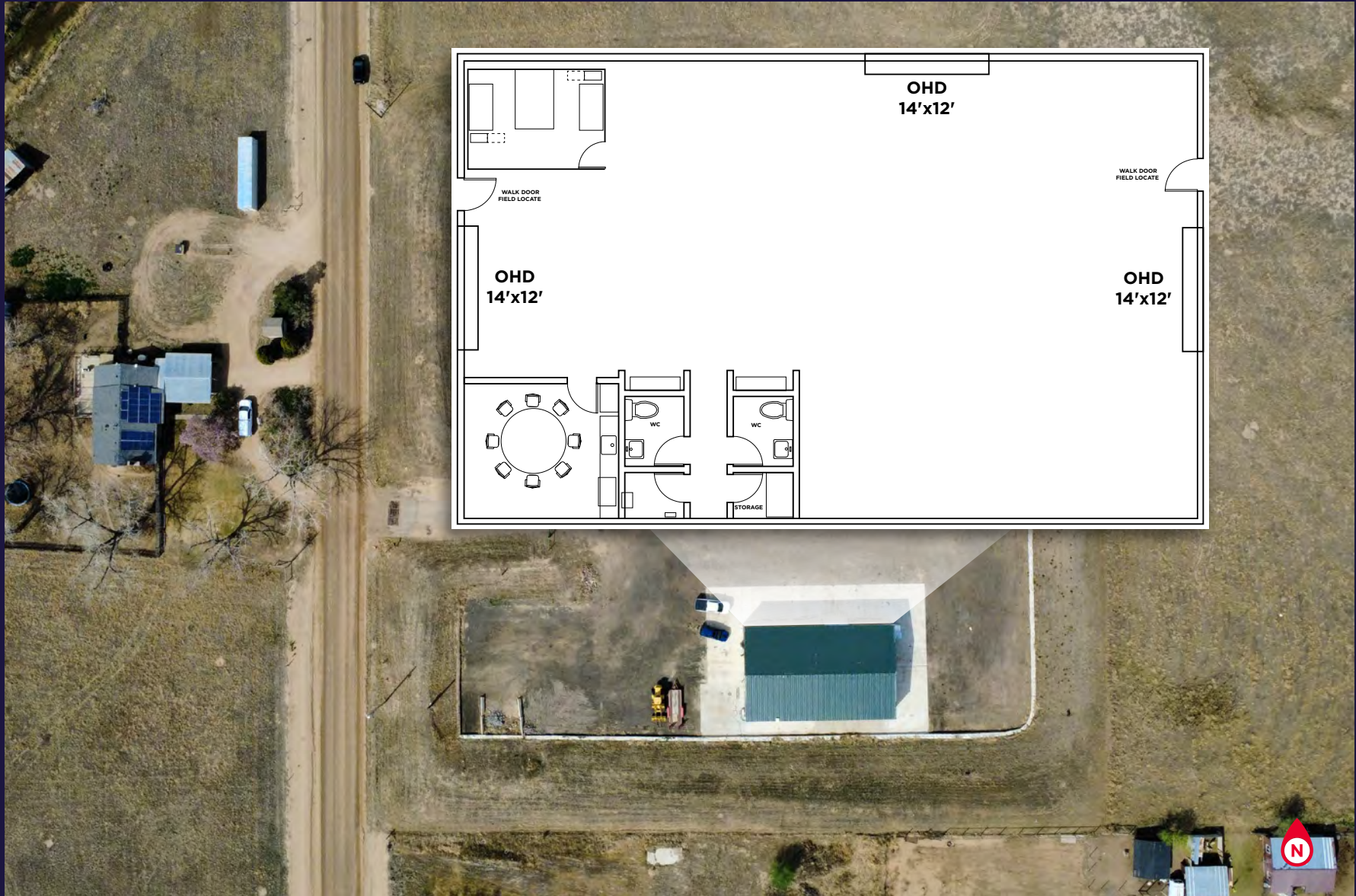
Building Size	4,000 SF
Land Size	3.71 Acres
Loading	(3) 14'x12'
Power	Single Phase, 280 Volts
Zoning	<u>A (Agricultural)</u>  <u>Weld County</u>
Year of Construction	2022

- Air Compressor & Lines
- Floor Heat
- Floor Drains

Located in the growing industrial corridor of LaSalle, 18110 County Road 33 offers a versatile 4,000 SF industrial building situated on a generous 3.71-acre lot, providing ample space for outdoor storage, expansion, or operational flexibility. The building features approximately 3,300 SF of functional warehouse/shop space complemented by 700 SF of finished office, breakroom and restroom area, creating an efficient layout for both daily operations and employee comfort. With three overhead doors allowing for convenient access, loading, and workflow, this property is well-suited for contractors, service-based businesses, or light industrial users seeking a flexible, well-located asset in Northern Colorado.

// **18110 CR 33**
LaSalle, CO 80645

// PROPERTY FLOOR PLAN





CONTACTS:

TYLER MURRAY
Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TY MASHEK
Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

NATE HECKEL
Managing Director
+1 970 267 7724
nate.heckel@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
+1 970 776 3900
cushmanwakefield.com

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