



# IOS Site with 2 Buildings For Lease Former Cold Storage Facility

## Highlights

- Prime location along Interstate 76 with easy regional access
- High visibility at a signalized intersection with multiple full-access curb cuts
- Across from Walmart Supercenter drawing over 2M annual visitors
- Strong truck traffic counts with 460 semi-trucks and 160 single-unit trucks daily on Barlow Road
- Surrounded by major employers and 4 hotels within one mile, driving consistent demand
- Development-friendly municipality with limited nearby food options, creating an immediate opportunity

19975 County Rd. S.  
Fort Morgan, CO 80701

## Property Information

Pad Size:	4.36 AC
Lease Rate:	\$8.00/SF NNN
Available:	Immediately
Zoning:	B-2 General Business
Utilities:	City of Fort Morgan: Power, gas, water, sewer and fiber
I-76 Truck Traffic:	2,500 Semi-trucks/day 670 SUT/day (Single-Unit Trucks)
City/County:	Fort Morgan/Morgan



## Main Building

Size: 29,276 SF

Power:

(3) 277/480 3 phase panels on the back side of the building

500 KVA pad-mounted transformer

(1) 400 amp panel

(1) 120/208 panel

Men's and women's bathrooms with 2 stalls each

Concrete Floor throughout

Heavily insulated

## Building 2

Size: 9,222 SF

Power:

227/480 3 phase panel

Own gas meter

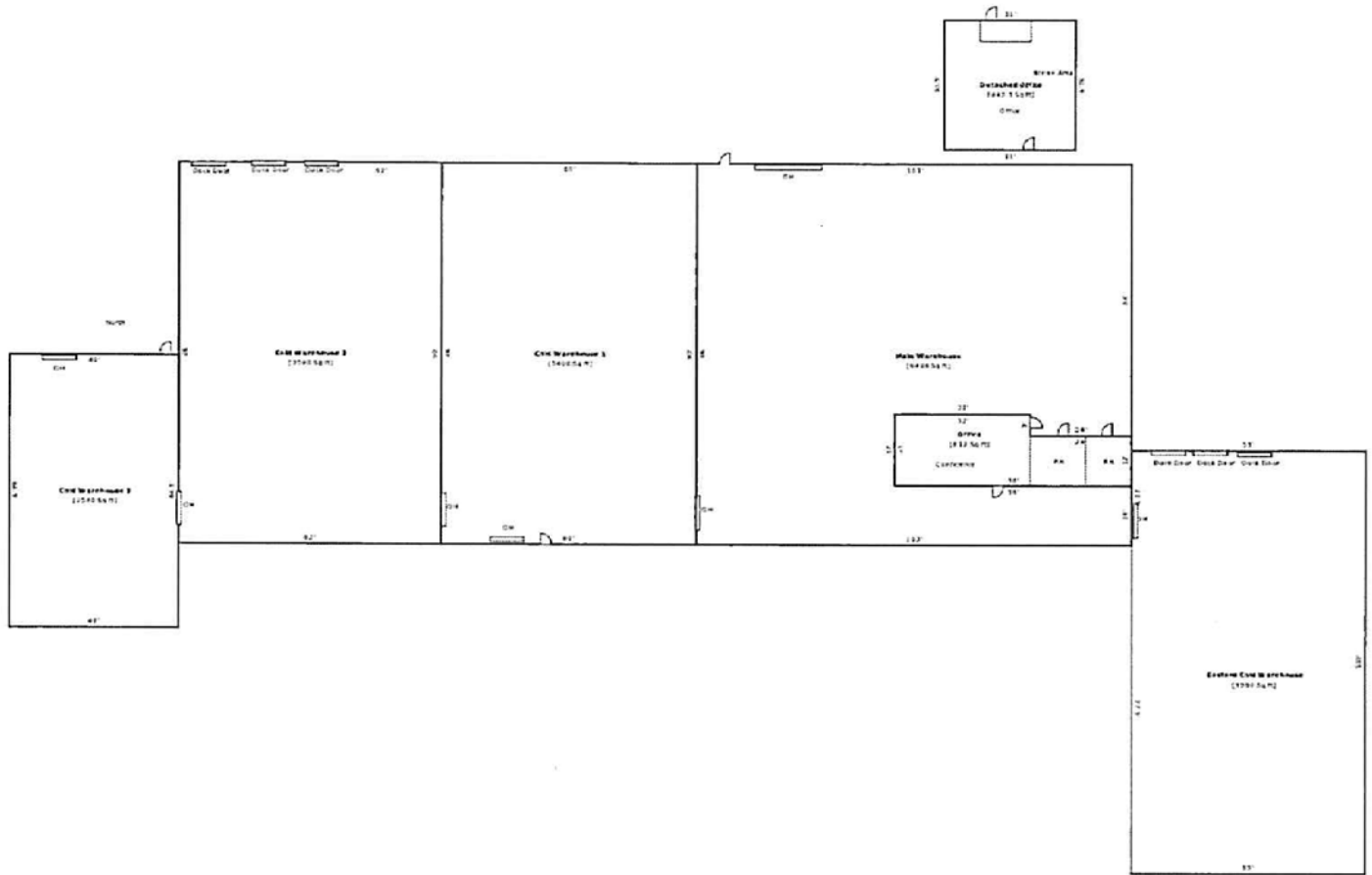
Water is outside but not inside

Insulated

Gas fired heater

No bathroom or sinks

# Floor Plan





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