

SHOP AND YARD FOR LEASE

14486 CR 19, PLATTEVILLE CO 80651



FOR LEASE

PRESENTED BY:

EDITE LAWRENCE, CCIM

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Colorado



PROPERTY SUMMARY



Property Summary

Building SF:	9,080 SF
Lease Rate:	\$8,500 /month - Gross
Lot Size:	1.49 Acres
Power:	3 Phase, 440 Amps
Clear Height:	16 to 18 Feet
Yard:	Fenced
Bathrooms:	2
Drive-in Doors:	3
Drive in Doors Size:	20x14 and 16x14 feet
Dock Doors:	2 Doors 8x10 feet

Property Overview

9,080 SF warehouse available for lease on a fully fenced 1.49-acre site on County Road 19 and HWY 66, just 5 miles from both I-25 and Highway 85. The location offers excellent access to two major transportation corridors, making it ideal for businesses serving Northern Colorado and the Front Range. The warehouse features a large, open floor plan that offers excellent flexibility for a variety of uses. The fully fenced yard provides abundant space for outdoor storage, equipment staging, materials, and fleet parking. Two restrooms.

Zoning:

The property is zoned Agricultural and is well suited for agricultural and related businesses. Additional uses, including equipment sales and repair, irrigation services, grain, seed, feed, and fertilizer wholesale or retail operations, contractor trade shops, landscaping companies, livestock sale barns, and solar energy facilities under five acres, may be permitted through Weld County's Use by Special Review process, which typically takes approximately 3 to 4 months.

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PROPERTY PHOTOS



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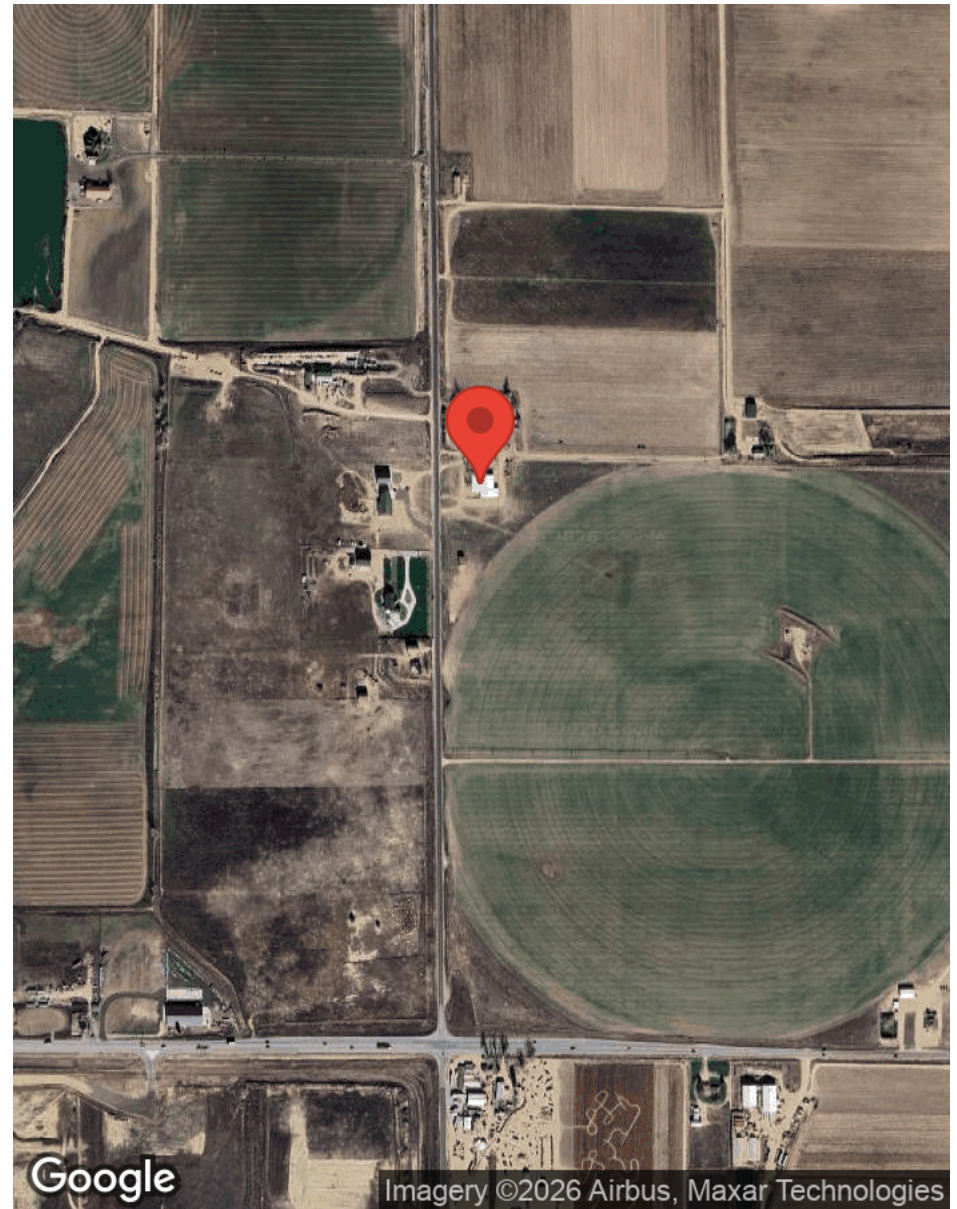


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LOCATION MAPS

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