

FOR LEASE

INDUSTRIAL SPACE + OUTDOOR STORAGE/YARD



MALMAN
REAL ESTATE



511 McKinley Ave, Fort Lupton, CO 80621

Property Highlights

- » Industrial space for lease in central Fort Lupton, CO
- » Many unit sizes available
- » All spaces have drive-in loading
- » Additionally, 1.9 AC of outdoor storage/yard space available
- » Short lease terms accepted, provided flexibility to tenants
- » Easy access to Highway 85, I-76 and I-25

Outdoor Storage/Yard For Lease

**0.5-1.9 AC Land for
Outdoor Storage**

\$1.00/yr ground lease rate

Industrial Space For Lease

B-55	616 SF (14x44x14) for \$750/mo (\$14.61/sf gross + utilities)
D-3	1,512 SF (36x42x15) for \$1,764/mo (\$14/sf gross + utilities)
F-4	616 SF (14x44x14) for \$750/mo (\$14.61/sf gross + utilities)
H	11,952 SF (\$9/sf gross + utilities)
J	3,256 SF for \$2,713/mo (\$10/sf gross + utilities)
K-1	2,072 SF for \$1,727/mo (\$10/sf gross + utilities)
L-S	3,000 SF for \$2,750/mo (\$11/sf gross + utilities)

For more information:

JAKE MALMAN

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Demographics

	1 Mile	3 Mile	5 Mile
Population	6,381	11,574	15,419
Households	2,218	48,075	119,509
Median Age	37.4	36.2	36.9
Median Household Income	\$77,410	\$84,482	\$87,424

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