

23000 HIGHWAY 257

MILLIKEN, COLORADO 80543

RAIL ACCESS (GREAT WESTERN RAILROAD)



20,032 TOTAL SF INDUSTRIAL PROPERTY FOR SALE

Sale Price: \$3,350,000 | Land Size: ±26.25 Acres

This industrial property is centrally located in Northern Colorado right at the intersection of two major thoroughfares (Highway 60 and Highway 257). There are two buildings on the site, one is set up as a service or distribution warehouse with 4,000 square feet of office space and the other is a storage warehouse with no heat or utilities. The parcel is approximately 26 acres and has a Great Western rail spur on its southern edge, making this one of the few available properties in the region that has rail access. Please call the listing broker for additional details.

PROPERTY FEATURES

Total Available Size	20,032 SF
Building 1	16,132 SF
Building 2	4,215 SF
Loading	2 Dock-high doors 5 Overhead doors
Clear Height	18'
Highlights	<ul style="list-style-type: none"> • Rail access (Great Western Railroad) • Central location in Northern Colorado

AVAILABLE FOR SALE
INDUSTRIAL OPPORTUNITY

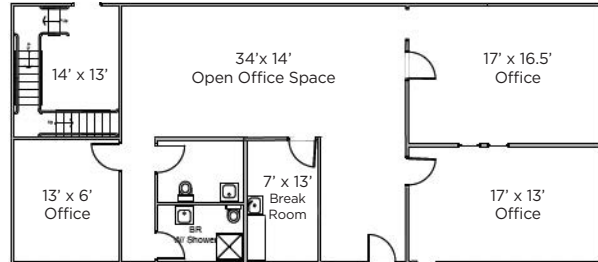


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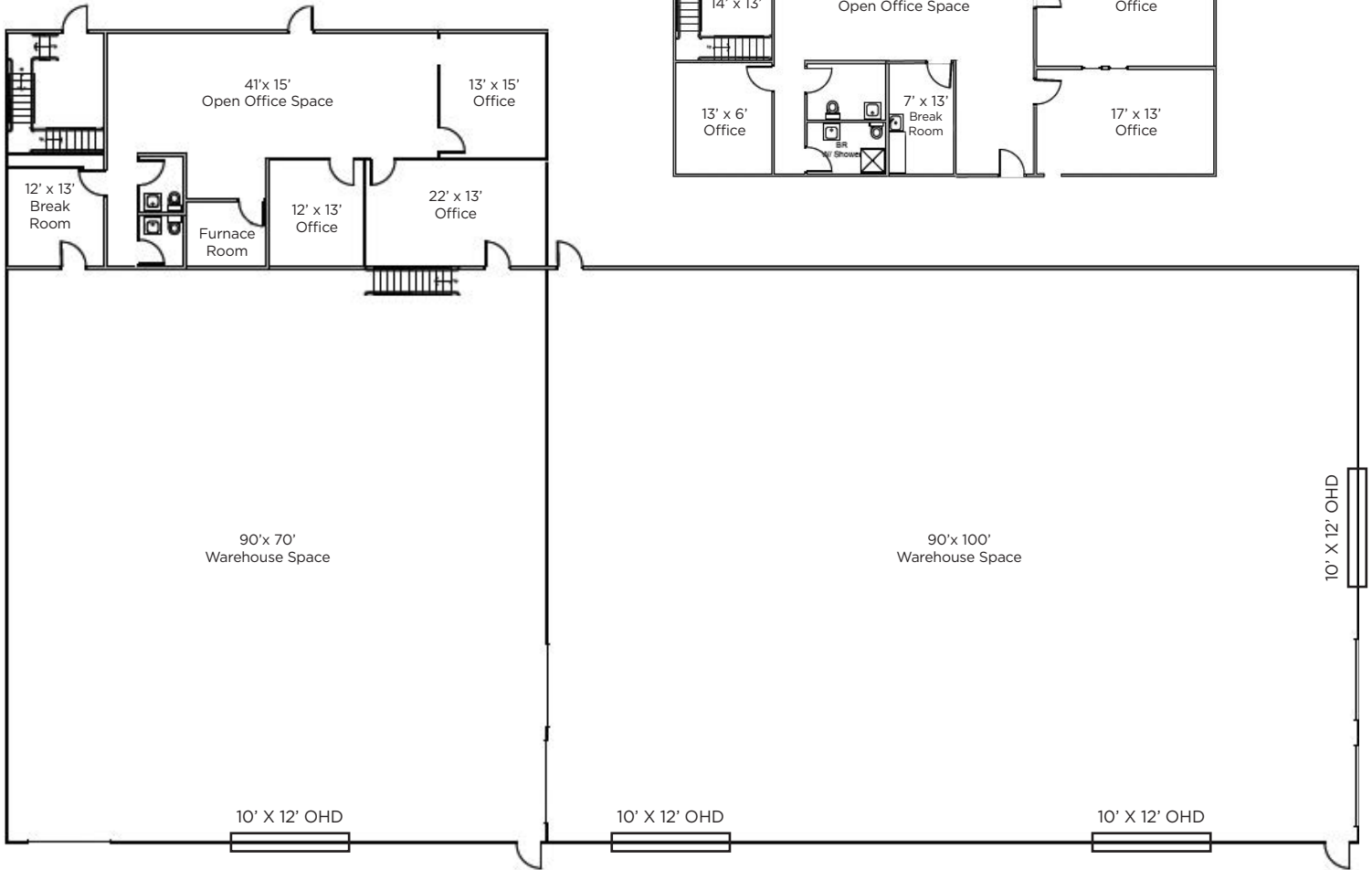
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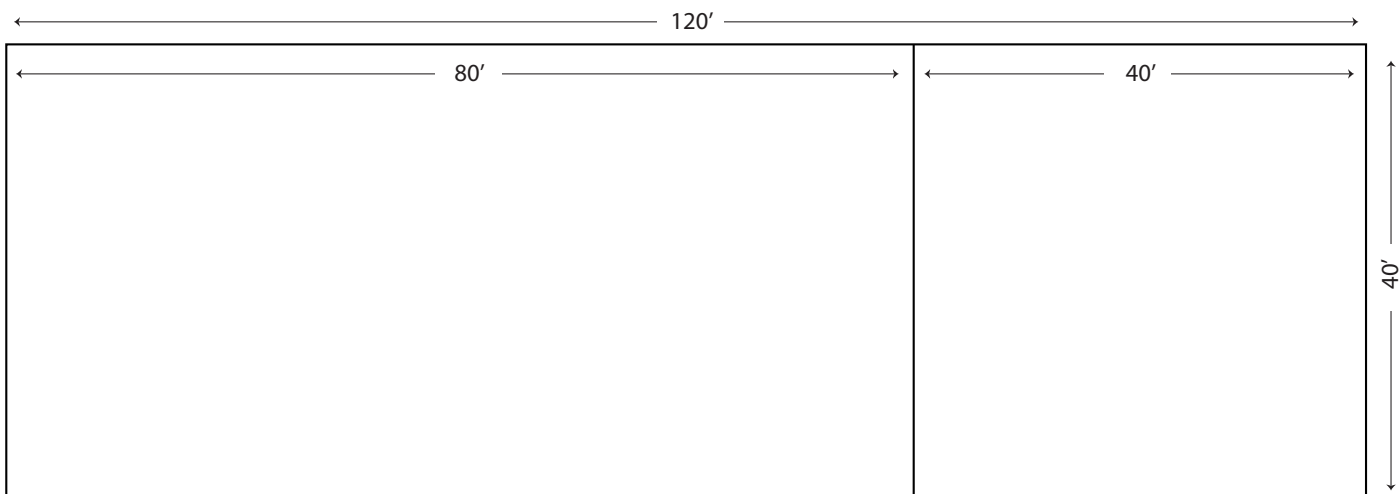
BUILDING 1 | SECOND FLOOR PLAN



BUILDING 1 | FIRST FLOOR PLAN



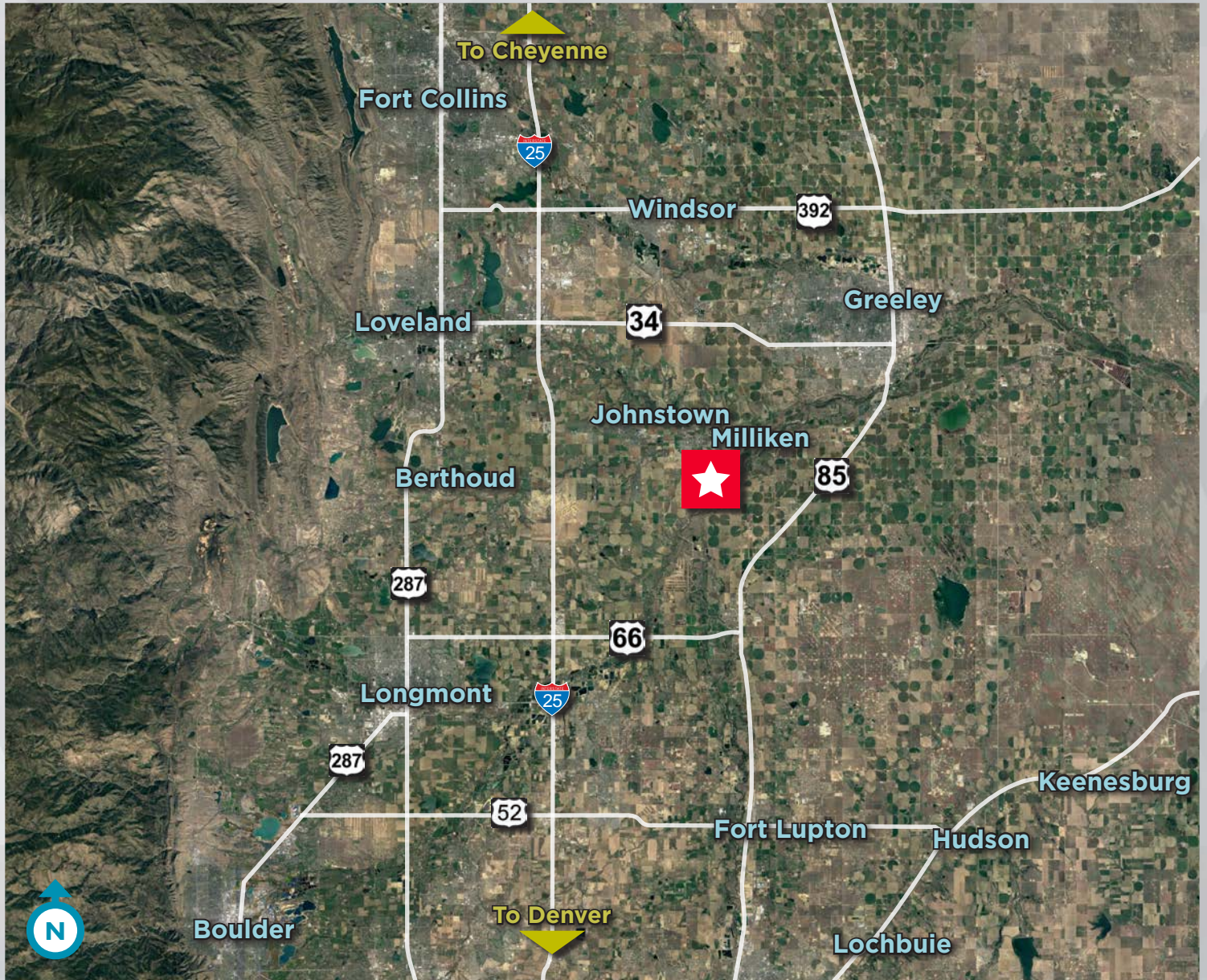
BUILDING 2 FLOOR PLAN



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REGIONAL AERIAL



For more information, please contact:

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