



**FANTASTIC HIGHWAY 85 EXPOSURE!**

**SUBJECT  
PROPERTY**

**INDUSTRIAL PROPERTY FOR SALE | ±3.5 ACRES**

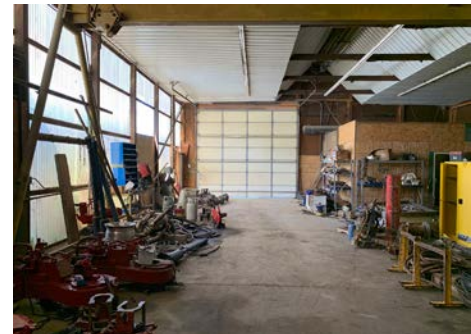
**Sale Price (Entire Property): \$1,350,000 (\$69.86/SF)**

This property is right off Highway 85 and is centrally located in Weld County. There are six buildings that total 19,325 square feet, all on ±3.5 acres. In addition, the property has ample power, yard storage and multiple buildings with 16'+ clear height, making this a good fit for oil and gas service companies or other heavier industrial users. Please call the listing broker with any questions.

**BUILDING DETAILS**

Building	Size
Building 1	5,244 SF
Building 2	696 SF
Building 3	5,400 SF
Building 4	5,250 SF
Building 5	1,095 SF
Building 6	1,640 SF
<b>TOTAL</b>	<b>19,325 SF</b>





## WELD COUNTY / NORTHERN COLORADO INDUSTRY HIGHLIGHTS

- Northern Colorado is home to a diverse set of industries and companies – from Fortune 500 IT corporations and burgeoning startups to world leaders in food and agriculture, energy, and advanced manufacturing ([northerncolorado.com](http://northerncolorado.com))
- Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, renewable energy, and other services ([upstatecolorado.com](http://upstatecolorado.com))
- Richest Agricultural County East of Rocky Mountains ([northerncolorado.com](http://northerncolorado.com))
- Weld County has more active wells than anywhere else in the United States, with more than 18,000 wells ([northerncolorado.com](http://northerncolorado.com))

## WELD COUNTY DEMOGRAPHICS

### Population

304,633 – 3.29% Growth

### Median Age

34.1

### Median Household Income

\$68,884

(Data USA)

### Number of Employees

153,525

### Growth from 2016 - 2019

9.29%

## WELD COUNTY MAJOR EMPLOYERS

- JBS Swift & Company
- Banner Health
- Vestas
- State Farm Insurance Companies
- Halliburton Energy Services
- Teletech
- Noble Energy
- Anadarko Petroleum
- Select Energy Services
- McLane Company, Inc.

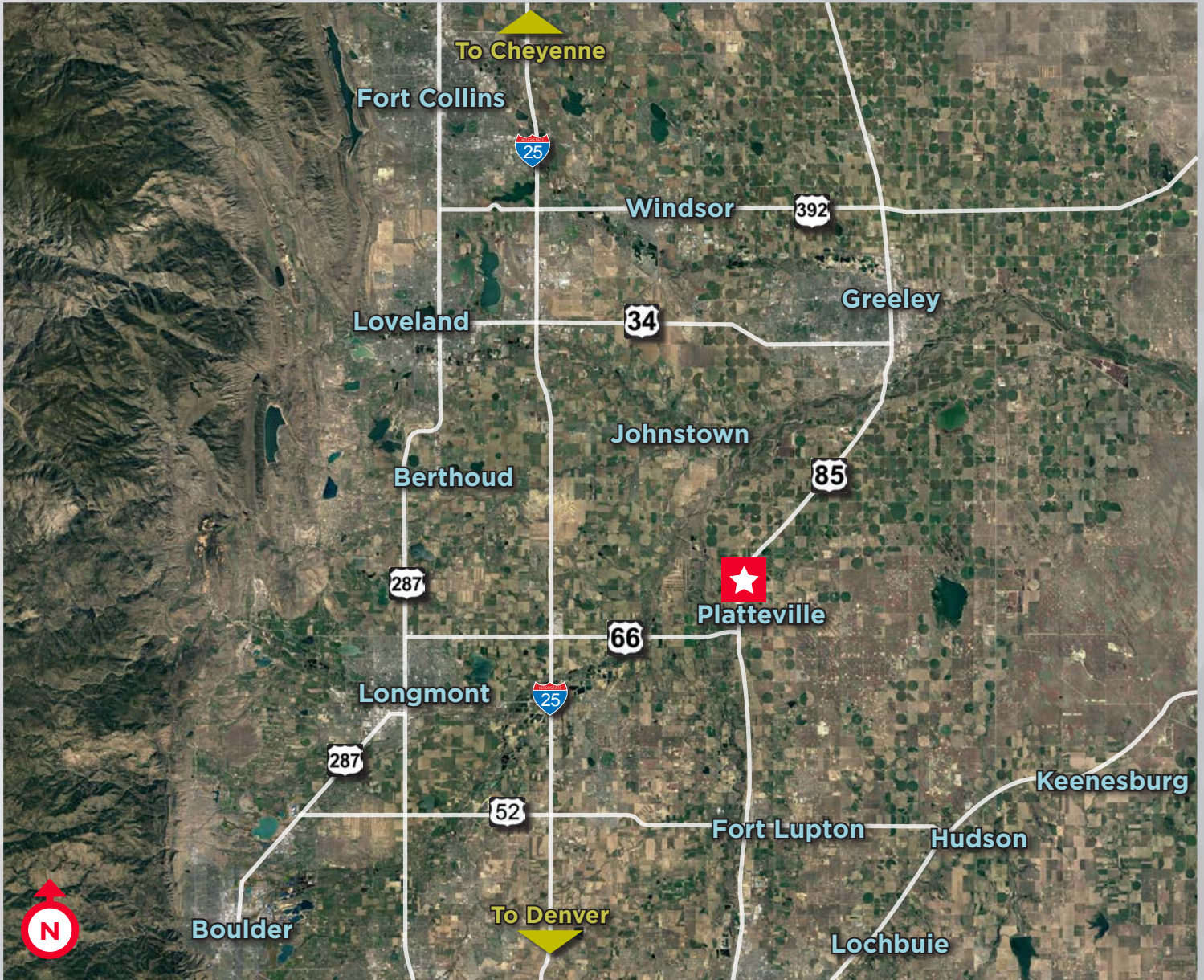
([northerncolorado.com](http://northerncolorado.com))



## NORTHERN COLORADO EDUCATION



**REGIONAL AERIAL**



For more information, please contact:

**TRAVIS ACKERMAN**  
Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)