

**AMPLE YARD STORAGE WITH OPTION TO ADD MORE**

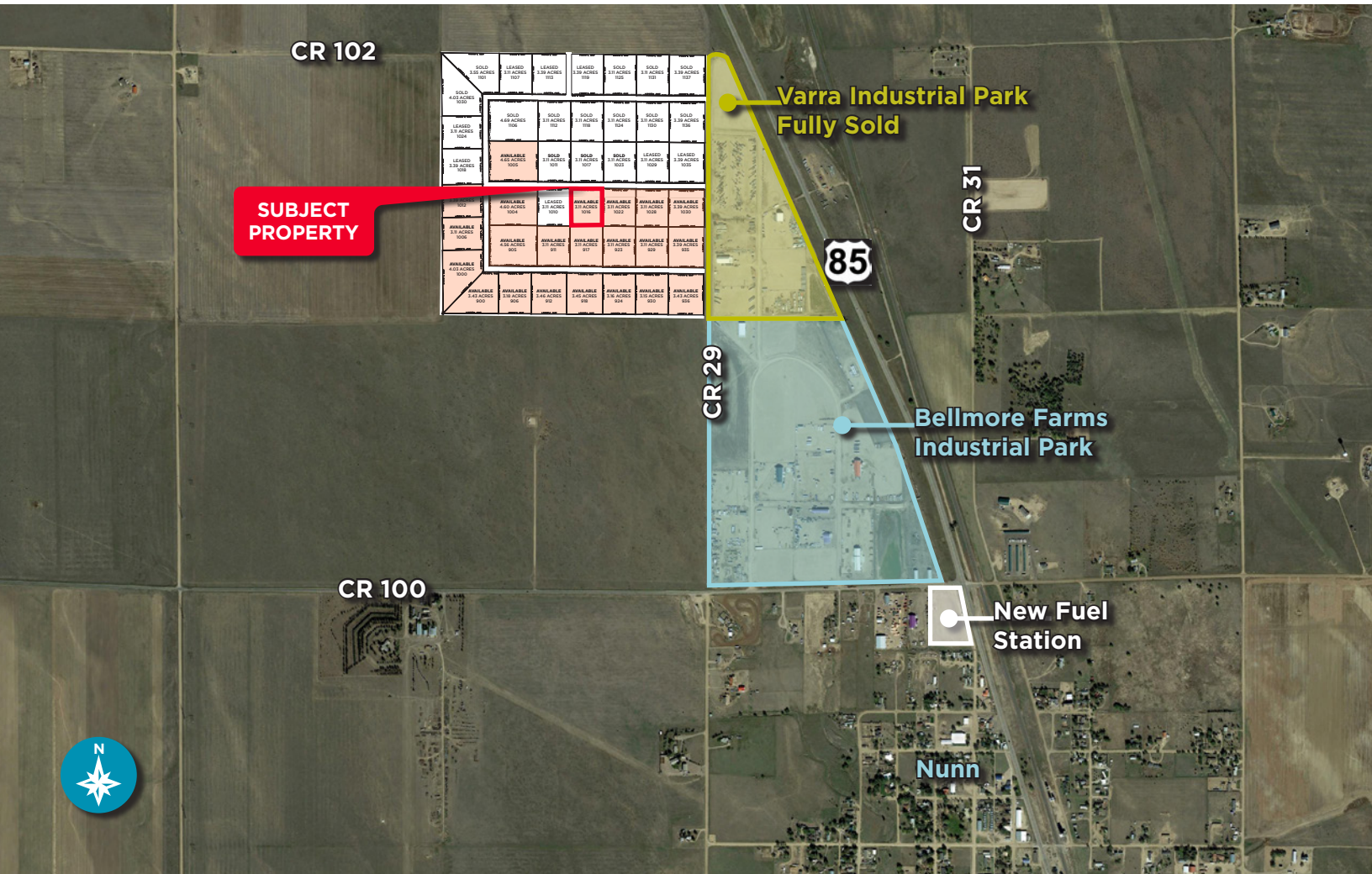
*Building photos are only a representation of future work to be done by Varra Buildings, Inc.*

**NEW INDUSTRIAL BUILDING | FLEXIBLE DELIVERY DATE****Sale Price: \$250.00/SF | Lease Rate: \$19.50/SF****6,000 TOTAL SF | INCLUDES 1,000 SF OFFICE | 3.11 ACRE LOT**

1016 Birch Street is a proposed building in the Varra Industrial Park with a flexible delivery date. It will have four 12' x 14' overhead doors, 1,000 square feet of office space and will be on a 3.11 acre lot allowing for ample yard storage (more yard could easily be added if needed). In addition, the building will have 3-phase power with 400 amps, 8" of road base across the whole yard and will be fully fenced with chain link and barbed wire.

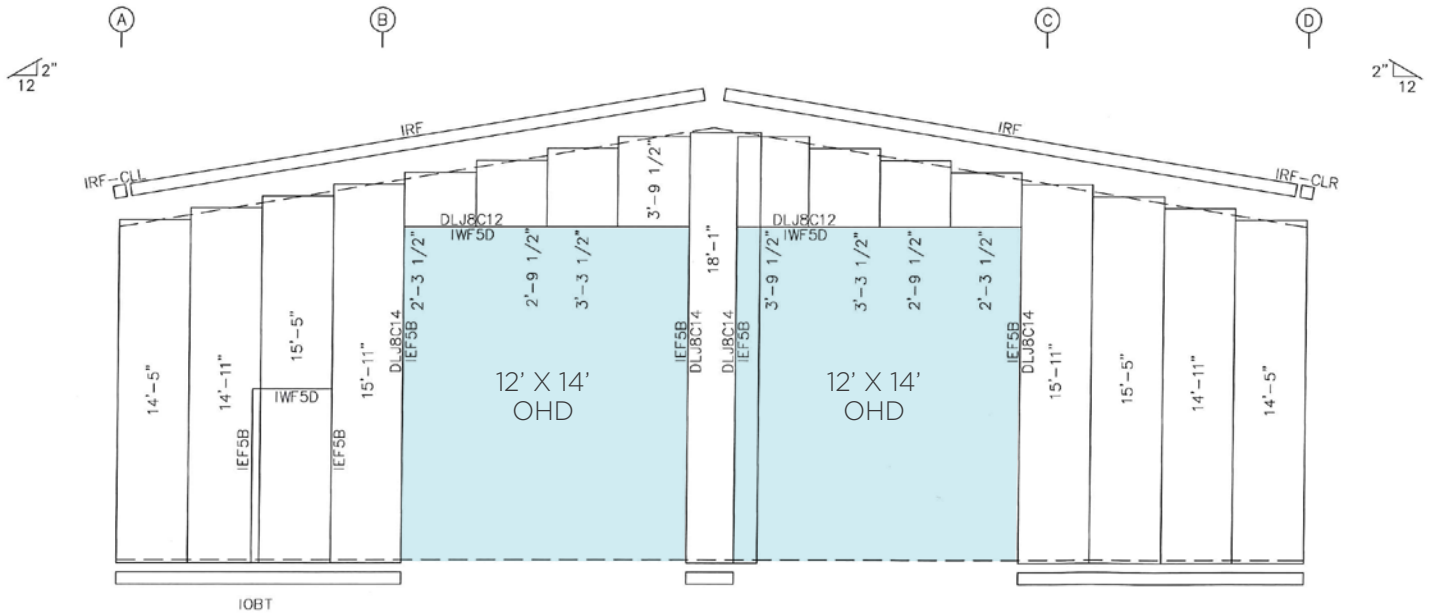
Please call the listing broker with questions.

**PROPOSED BUILDING PLAN**





## PROPOSED BUILDING RENDERING



## 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 MAJOR EMPLOYERS

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

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



## WELD COUNTY DEMOGRAPHICS

(Data USA)

**Population**  
304,633 - 3.29% Growth

**Number of Employees**  
153,525

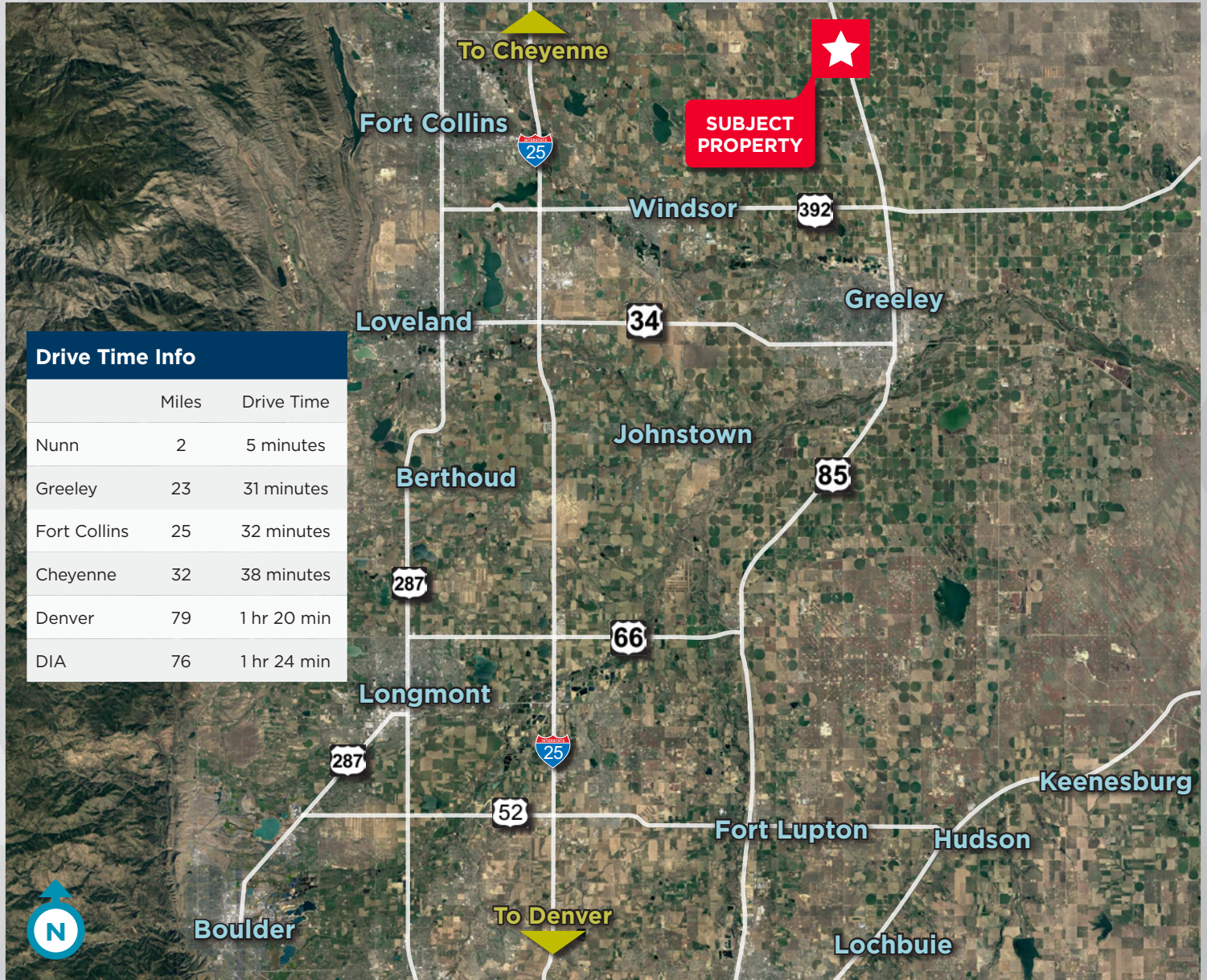
**Median Age**  
34.1

**Growth from 2016 - 2017**  
9.29%

**Median Household Income**  
\$68,884

## NORTHERN COLORADO EDUCATION



**REGIONAL AERIAL**


For more information, please contact:

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