

AMPLE YARD STORAGE WITH OPTION TO ADD MORE

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

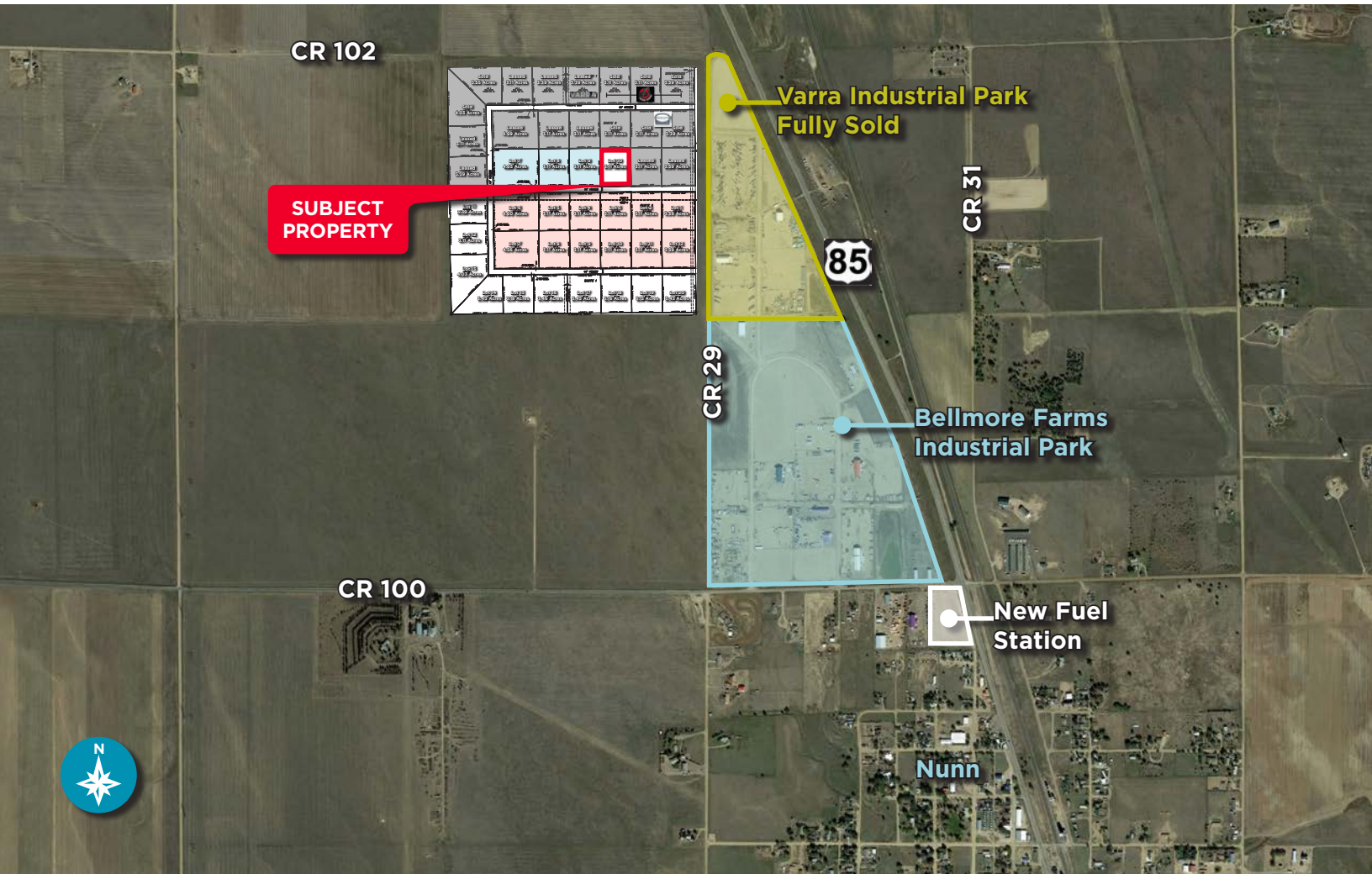
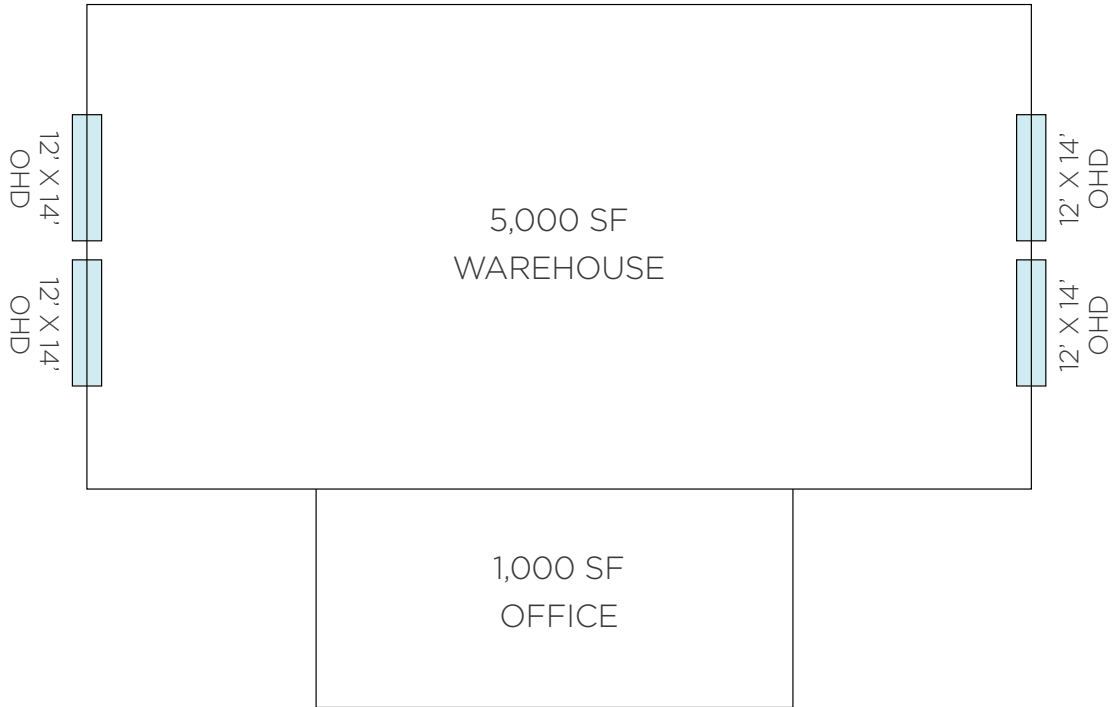
**NEW INDUSTRIAL | PROJECTED DELIVERY DATE MAY 2020**

Sale Price: \$250.00/SF | Lease Rate: \$19.50/SF

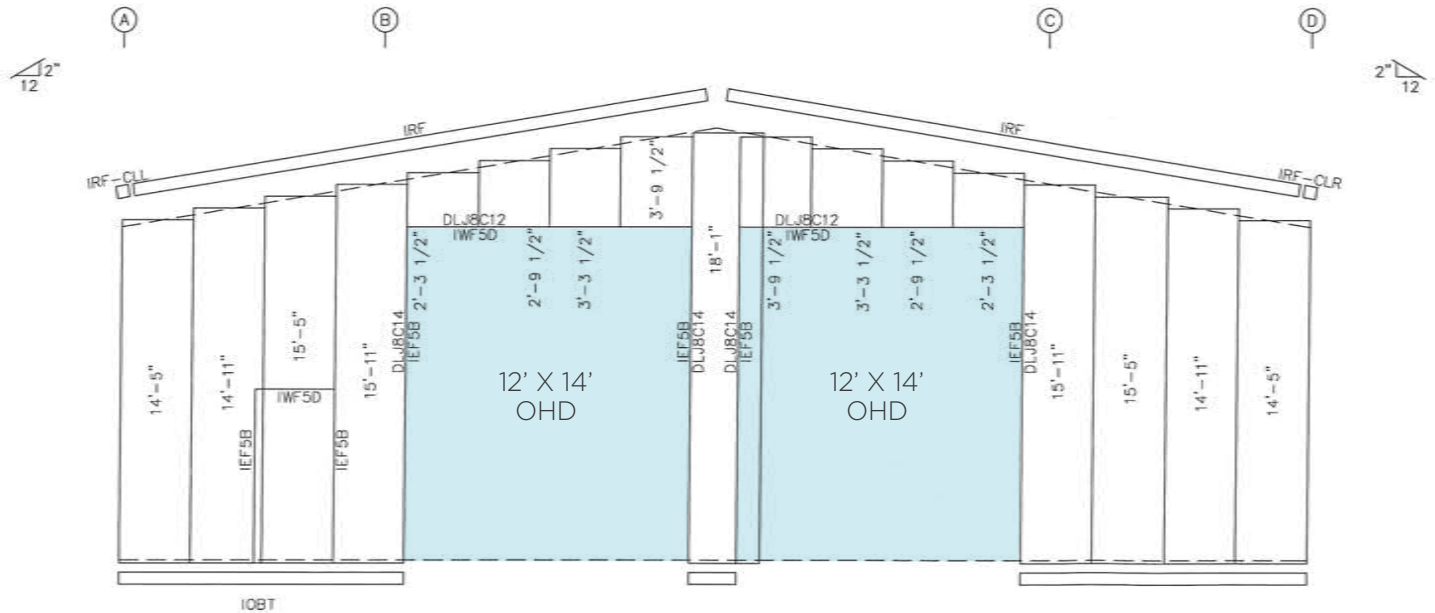
6,000 TOTAL SF | INCLUDES 1,000 SF OFFICE | 3.5 ACRE LOT

This brand new 6,000 square foot building will be completed May of 2020. It will have four 12' x 14' overhead doors, 1,000 square feet of office space and will be on a 3.5 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.

FLOOR PLAN



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)
- Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, renewable energy, and other services (upstatecolorado.com)
- Richest Agricultural County East of Rocky Mountains (northerncolorado.com)

WELD COUNTY DEMOGRAPHICS

(Data USA)

Population
304,633 - 3.29% Growth

Median Age
34.1

Median Household Income
\$68,884

Number of Employees
153,525

Growth from 2016 - 2017
9.29%

WELD COUNTY MAJOR EMPLOYERS

(northerncolorado.com)

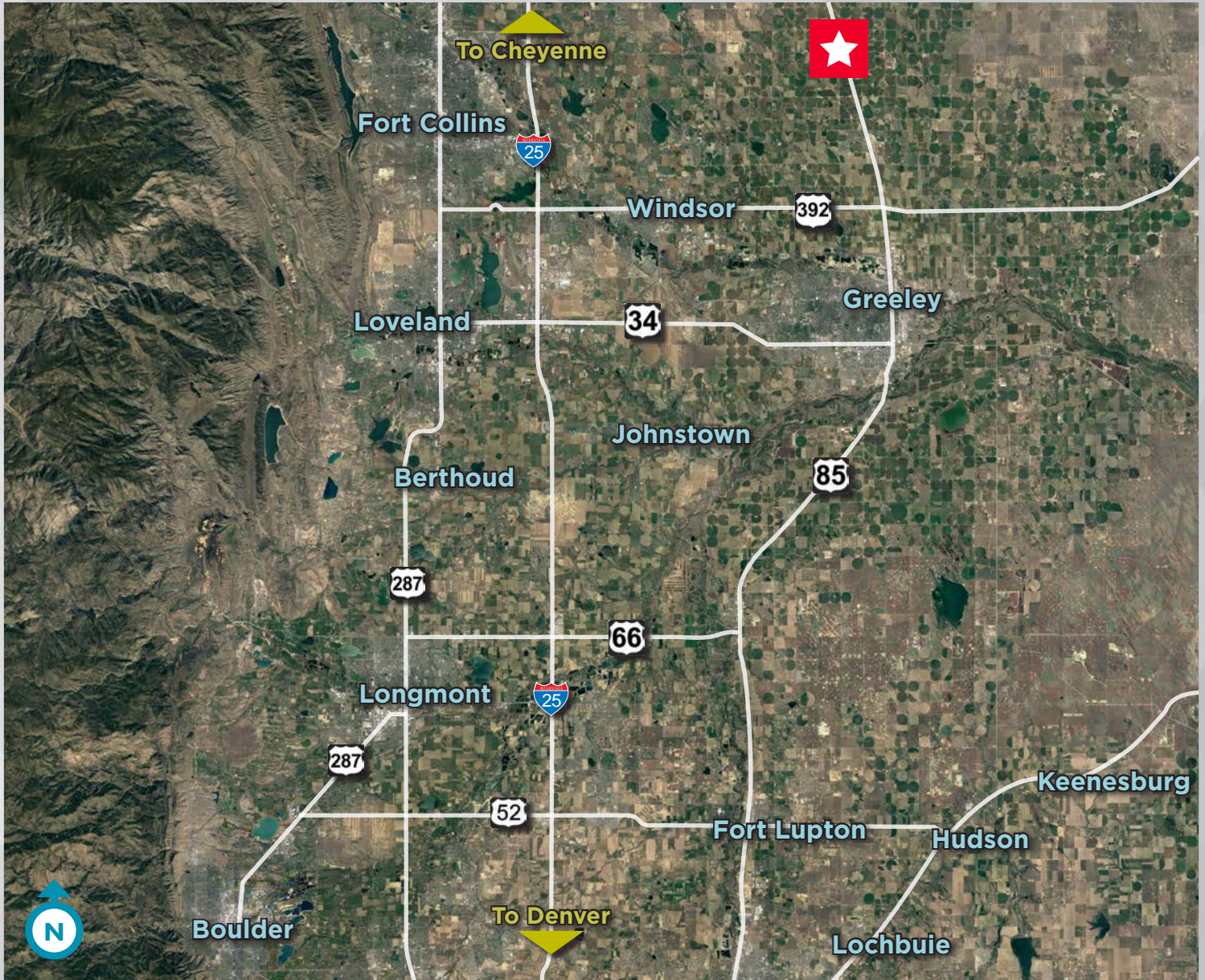
- JBS Swift & Company
- Banner Health
- Vestas
- State Farm Insurance Companies
- Halliburton Energy Services
- Teletech
- Noble Energy
- Anadarko Petroleum
- Select Energy Services
- McLane Company, Inc.



NORTHERN COLORADO EDUCATION



REGIONAL AERIAL



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