

INDUSTRIAL LOTS For Sale

FOR SALE

Lot 1,2,3,4, Block 2, Glacier Business Park,
Amended Second Filing,

City/County: Frederick/ Weld

Zoning: Industrial

Lot 1 - 2.04 Acres

@ \$4.50 per SF (\$399,880.80)

Lot 2 - 1.4 Acres to be included in sale of Lot 1
or Lot 3 at no additional cost.

Lot 3 - 1.25 Acres

@ \$4.50 per SF (\$274,428.00)

Lot 4 - 1.31 Acres

@ \$4.50 per SF (\$256,786.20)

Available: Immediately

Utilities: all utilities are to the site, Fiber Optic is
available

*For Additional Information Contact:
Phil, Blake, or Heath Irwin
303-833-4454
heath@irwin-companies.com*



EXCELENT LOCATION near intersection of Hwy 52 and I-25 in Glacier Business Park. Many successful businesses occupy the business park, including Harley Davidson, Colorado Machinery, Western States Reclamation, Frontier Metal Stamping, Tri-State Generation and many more. Lots are zoned Industrial in the Town of Frederick which has a wide variety of permitted uses.

Lots 1, 3, and 4 all include one Left Hand Water tap valued at approximately \$20,000 each.

IRWIN & HENDRICK-EAST COMMERCIAL AND INVESTMENT REAL ESTATE

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