



FOR LEASE

610 Lone Tree Circle

NUNN, CO 80648



Industrial Flex Bldg & Land for Lease



An aerial photograph of a large industrial facility, likely a refinery or chemical plant. The central feature is a large, white building with a prominent red roof. Surrounding this building are numerous large, cylindrical storage tanks, many of which are covered in snow. Several semi-trailers and other vehicles are parked on the paved areas. In the upper right corner, a road is visible, with an arrow pointing to it and the text "U.S. Hwy 85". The overall scene is set in a flat, open area with some snow patches.



Option A - Lease 10,017 SF Industrial Building at \$19.16 Per SF
NN Including Three Parcels Totaling 10.28 Acres.

- ⇒ 10,017 SF building for lease on 10.28 Acres.
- ⇒ NN lease. NN's are property taxes and insurance est. at \$3.08 Per SF and tenant maintains CAM directly.
- ⇒ 208/120 3Phase power.
- ⇒ Radiant heat.
- ⇒ 6, 14' grade level OH doors to include semi pull through access.
- ⇒ Fully fenced secured yard with graveled surface.
- ⇒ Nicely finished office space.
- ⇒ Industrial zoning.
- ⇒ Sand and oil trap.
- ⇒ Located within Bellmore Farms Industrial Park with easy access to Hwy 85 and WCR 100.



Option B - Lease 10,017 SF Industrial Building at \$14.50 - 15.50 Per SF NN Including Two Parcels Totaling 7.03 Acres. NN Est. at \$4.36 Per SF.



Option C - Land Lease on Lot 7, 3.249 Acres, for \$0.50 Per SF. Tenant Shall Procure Their Own Insurance and Maintain CAM Directly. Landlord Pays Property Taxes.





CONTACT

610 Lone Tree Circle

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Broker Contact

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