

FOR SALE

NEW CONSTRUCTION WAREHOUSE

655

7TH AVENUE

Deer Trail, CO 80105



2,550 SF AVAILABLE

SALE PRICE: \$299,000.00

- + Retail/Industrial use
 - 5 overhead doors
 - 1 drive-thru bay
 - Large office/showroom
 - TBD lot size
- + New construction



PLEASE CONTACT

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CBRE

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DEER TRAIL COLORADO

The town of Deer Trail Colorado is located at the midway point between Limon and Denver along I 70 in Eastern CO. This growing community has recently seen a large population influx as a ripple effect from the growth of the Denver region and the eastern Denver suburbs.

Deer Trail recently received a grant from the state of Colorado for over \$40 million dollars to build a new school to accommodate grades K-12. This school will be located on the south eastern edge of Deer Trail and is anticipated to open fall of 2019.

- + Excellent I-70 frontage
- + Growing community
- + 60% growth rate/since 2010
- + 70% growth rate by 2019
- + No zoning, pro growth area
- + \$40 million grant to develop new K-12 school system
- + 150 single family/100 unit multi-family development to begin October 2017



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