



SUBJECT PROPERTY

N Main Street
Platteville, CO

LOT 1
2.249 AC

HIGHWAY 85 25,444 AADT



RAILROAD

SALE

Highway 85 Industrial Development Land

N MAIN ST & HWY 85

Platteville, CO 80651

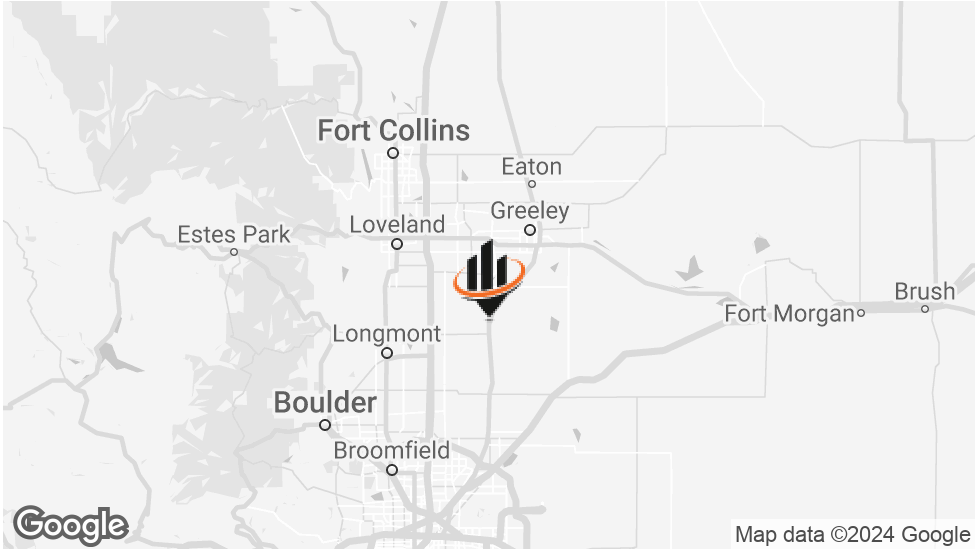
PRESENTED BY:

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HWY 85 INDUSTRIAL LAND WITH OUTDOOR STORAGE FOR SALE



OFFERING SUMMARY

SALE PRICE:	\$392,040 (\$4/SF)
LOT SIZE:	2.25 Acres
ZONING:	Light Industrial (Platteville)
UTILITIES:	To Site
OUTDOOR STORAGE:	Yes

PROPERTY OVERVIEW

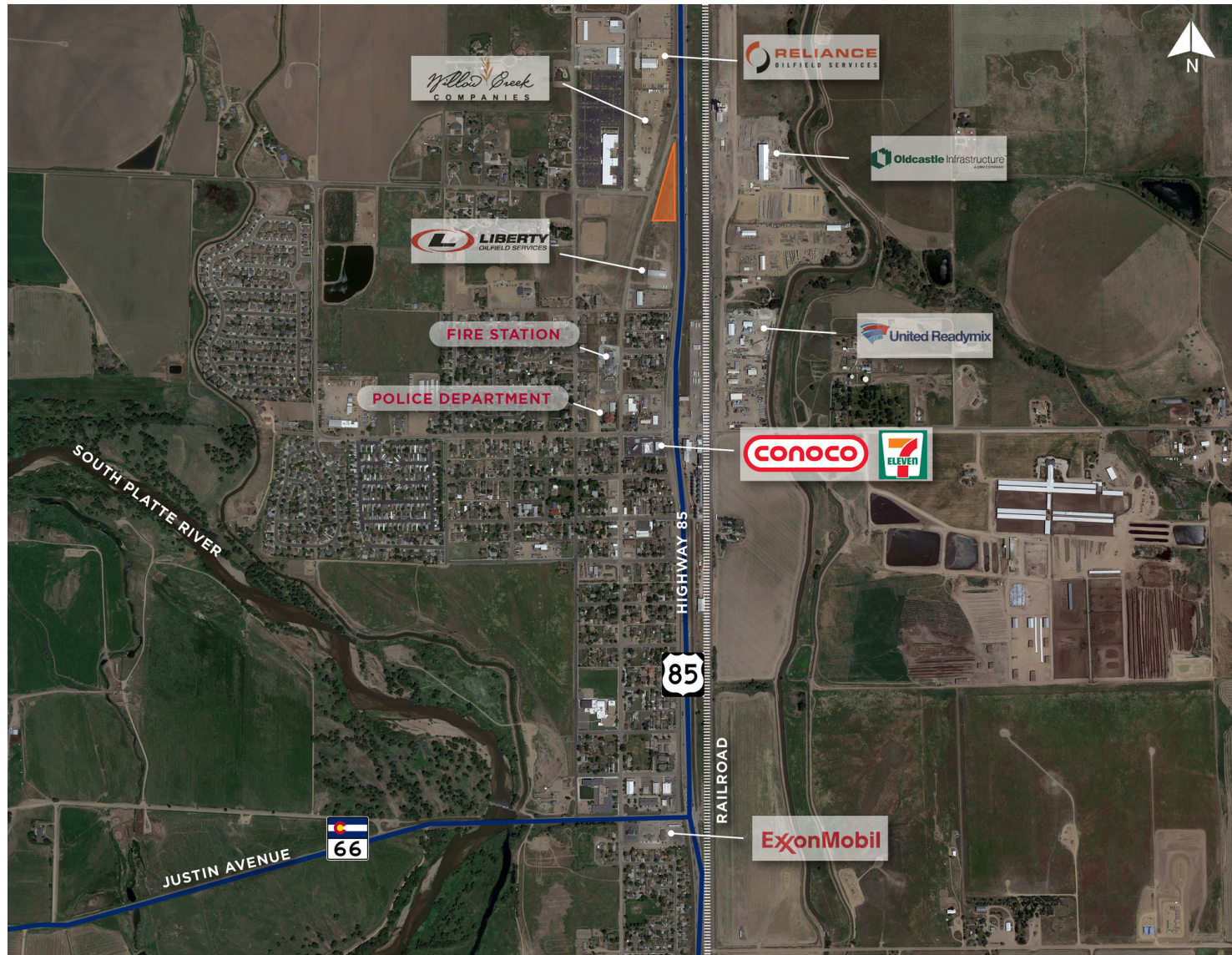
Introducing an exceptional 2.25 acres of industrial development land with over 850' of frontage on Highway 85. This land boasts excellent visibility, making it an ideal spot for any business looking to establish a strong presence on the Highway 85 corridor. Access is available off of the Main St frontage road. This land is already annexed into Platteville with zoning in place for outdoor storage, making it ideal for businesses that require ample space for their equipment, vehicles, and materials. Utilities are in place, making it easy for businesses to hook up and start operating immediately. Also, Platteville is a business friendly municipality, and site plans can be approved in as little as 30-60 days, so your dream property can be complete and ready for move-in in less than a year.

PROPERTY HIGHLIGHTS

- 850' of frontage on Highway 85
- Zoned Light Industrial with Outdoor Storage
- Utilities to site

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AREA MAP



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LOCATION MAP



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N MAIN ST | Platteville, CO 80651

SVN | DENVER COMMERCIAL

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