



# Outdoor Storage Yard/Warehouse

20525 County Road Q, Fort Morgan, CO 80701



**For Sale: \$965,300**



## LOT OVERVIEW

## PROPERTY HIGHLIGHTS

<b>Building SF:</b>	9,850± SF
<b>Lot Size:</b>	5.00 AC
<b>YOC:</b>	2008
<b>Power:</b>	480 - 3 Phase
<b>Construction:</b>	Steel
<b>Water/Sewer:</b>	Septic Tank
<b>Zoning:</b>	Agriculture - Current Tenant has conditional use permit for storage, preparation, and resale of structural building products
<b>Taxes:</b>	\$8,593 (2024 payable in 2025)

- 9,850 SF Warehouse on 5 acres of land
- Warehouse has 3 drive in doors:
  - 1 - 12'x14' roll up
  - 2 - 14'x24' sliding
- 14 ft. clear height in most areas, some storage areas are shorter
- Property has it's own transformer, 480 - 3 phase power
- Septic tank on-site
- Warehouse has one small office and one bathroom
- Light Steel Insulated Building
- Property sits just Southeast of Fort Morgan Main Street and I-76

Fuller Real Estate  
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**Brokerage Disclosure  
to Tenant**

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