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Outdoor Storage Yard/Warehouse

20525 County Road Q, Fort Morgan, CO 80701



For Sale: \$835,000



LOT OVERVIEW

PROPERTY HIGHLIGHTS

| | |
|----------------------|--|
| Building SF: | 9,850± SF |
| Lot Size: | 5.00 AC |
| YOC: | 2008 |
| Power: | 480 - 3 Phase |
| Construction: | Steel |
| Water/Sewer: | Septic Tank |
| Zoning: | Agriculture - Current Tenant has conditional use permit for storage, preparation, and resale of structural building products |
| Taxes: | \$8,718.24 (2025 payable in 2026) |

- 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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