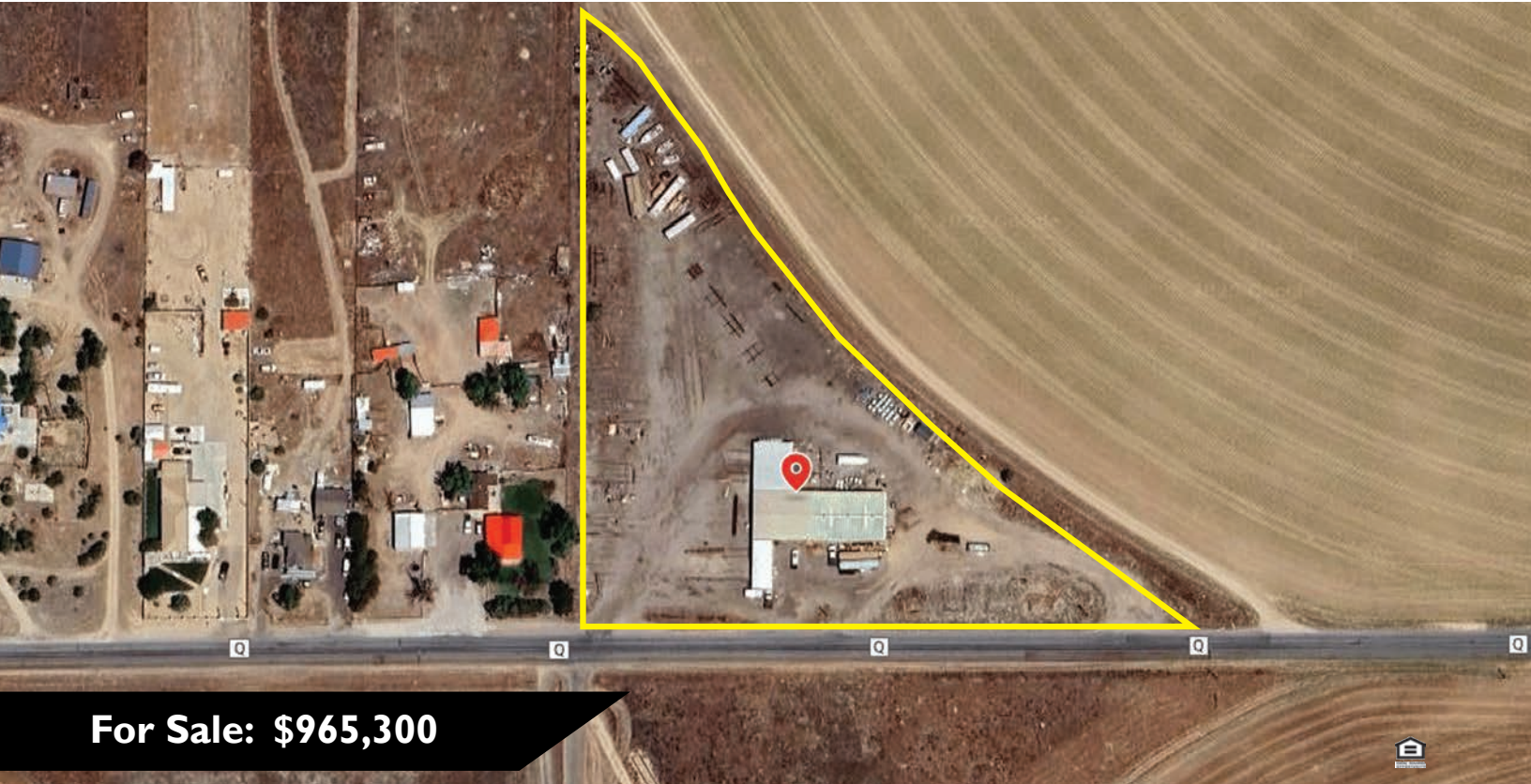


Outdoor Storage Yard/Warehouse

20525 County Road Q, Fort Morgan, CO 80701



www.FullerRE.com



For Sale: \$965,300

LOT OVERVIEW

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:	\$8,593 (2024 payable in 2025)

PROPERTY HIGHLIGHTS

- 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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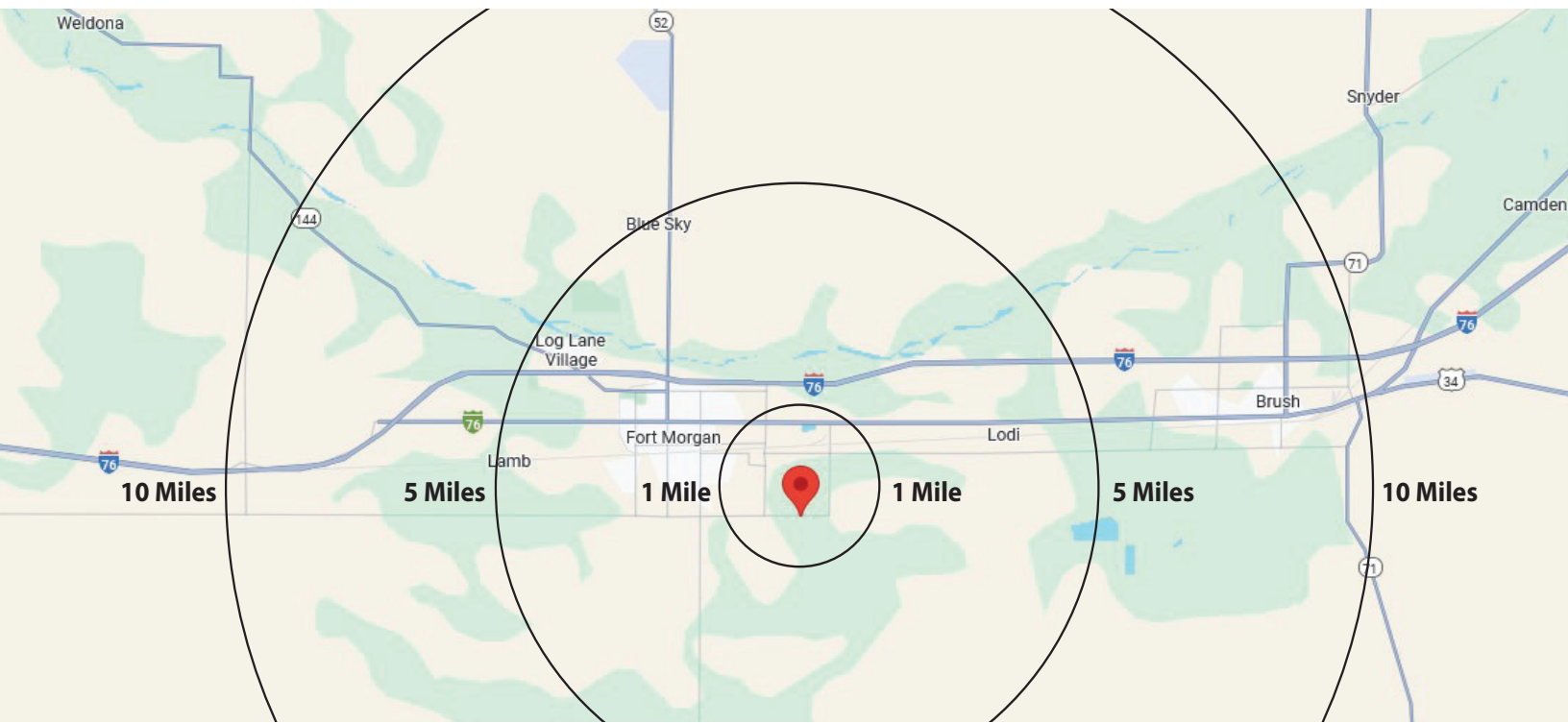
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