

2.73 Acre Pad For Sale or Build-To-Suit

5074 Silver Peaks Ave., Dacono, CO 80514

LONG'S PEAK BUSINESS CENTER

SITE DETAILS

BUILD-TO-SUIT SIZE	2.73 acres
PRICE	Please Call
ZONING	I-I
CITY & COUNTY	Dacono / Weld
TRAFFIC – I-25	110,000 cars a day
POPULATION – 5 MILES	33,096

***Utilities – This is a Pad ready site with all of the water tap fees paid for, all utilities stubbed to the site and all of the surrounding landscaping and parking surface in place.**



***Part of the Greeley / Weld County Enterprise Zone**



BUILD-TO-SUIT SCHEDULE

- ▶ Lease Signing
- ▶ Permit/Shovel Ready – 12 Weeks
- ▶ Construction (Core & Shell) – 16 Weeks
- ▶ Construction (TI's) – 2 Weeks
- ▶ Total Time to Delivery – 30 Weeks



DESCRIPTION

Resolute Investments, Inc. is currently marketing as a Land purchase or a build-to-suit opportunity, Pad A / Building A, of the Long's Peak Business Center. Building A could be constructed in two phases of 21,047 SF and 16,533 SF respectively, or as one phase totaling 37,580 SF. Similar to the existing building B on site that is currently 100% occupied, the building will feature drive-up overhead doors, an 18' clear height, dock high loading, generous I-25 frontage and mountain views. Long's Peak Business Center is uniquely designed, allowing for office, industrial and retail uses. The new development is located on the Southeast corner of I-25 and Highway 52. It has great visibility from I-25 allowing for incredible signage opportunities promoting business identities.



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