

Industrial / Commercial Lots



Listed Price: \$150,000
2014 Taxes: \$863.48



**Located at the intersection of Hadley Road & C Street
in the Wray Industrial Park - Wray, Colorado**

Looking for the perfect location in Northeastern Colorado for your commercial or industrial business? There's no better place than the Wray Industrial Park in Yuma County. These three 200' x 385' lots offer a total of 5.3 acres with city utilities and available natural gas. The lots are surrounded by existing commercial and industrial businesses and activity with paved, curb and gutter streets as well as alley access. Located just blocks from both US HWY 385 and the Wray Municipal Airport. Come see what might just be the perfect home for your business!

PROPERTY FEATURES

- ▶ **Three Unimproved Lots**
 - ✓ Each 200' x 385'
 - ✓ ±5.3 Acres Total Space
- ▶ **Just Blocks from:**
 - ✓ US HWY 385
 - ✓ Wray Municipal Airport
 - ✓ Wray Golf Course
- ▶ **Utilities & Services**
 - ✓ City Water
 - ✓ City Sewer
 - ✓ Electric Service
 - ✓ City Trash
 - ✓ Adjacent Natural Gas Line
- ▶ **Paved City Street**
 - ✓ Curb and Gutter
 - ✓ Alley & Side Street Access
- ▶ **Established Area**
 - ✓ Existing Commercial Activity
 - ✓ Existing Industrial Activity



Reese W. Shay, Listing Broker - 970-630-5006



SHAY REALTY, INC.

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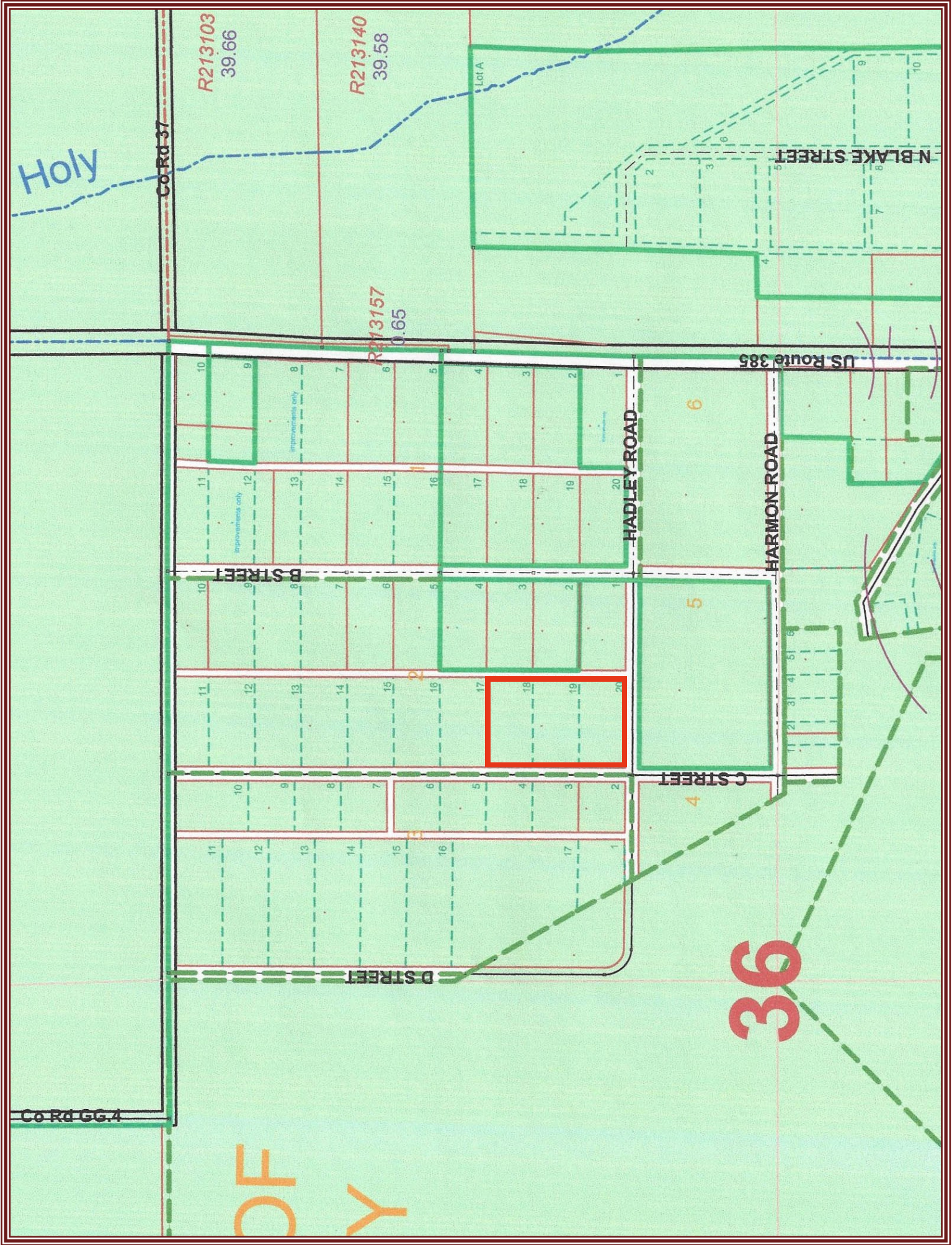
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Google ear

Imagery Date: 8/24/2013 lat 40.091589° lon -102.229857° elev 3826 ft eye alt 15564

1998



Holy

R213103
39.66

R213140
39.58

R213157
0.65

Lot A

N BLAKE STREET

US Route 385

HADLEY ROAD

HARMON ROAD

B STREET

C STREET

D STREET

Co Rd GG.4

36

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