

# FOR SALE

## Commercial Lots

### I-25 & CO Hwy 66 (East of Longmont)



Many new residential developments are underway or planned in the surrounding area.

[See reverse side for Plat](#)



**Prudential**  
**Rocky Mountain,**  
**REALTORS®**

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### Lyons 66 Pacific Commerce Park

- Prime Interstate Commercial lots
- Easy access to entire Denver and North Front Range. I-25 widening and new interchange planned to start in the near future.
- 1.58 to 7.35 acres. Can combine for 16.5 acres
- Only \$5.75 to \$13.00/sq ft
- All major utilities available
  - Water: Little Thompson
  - Electric: United Power
  - Gas: KN Energy
  - Sewer: St. Vrain Sanitation District
  - Mountain View Fire Protection District
- On the tourist route to Estes Park and Lyons

# LYONS 66 PACIFIC COMMERCE PARK

PART OF THE NORTHWEST 1/4 OF SECTION 86,  
 TOWNSHIP 8 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF BELD, STATE OF COLORADO  
 AREA = 35.01 ACRES, MORE OR LESS.

