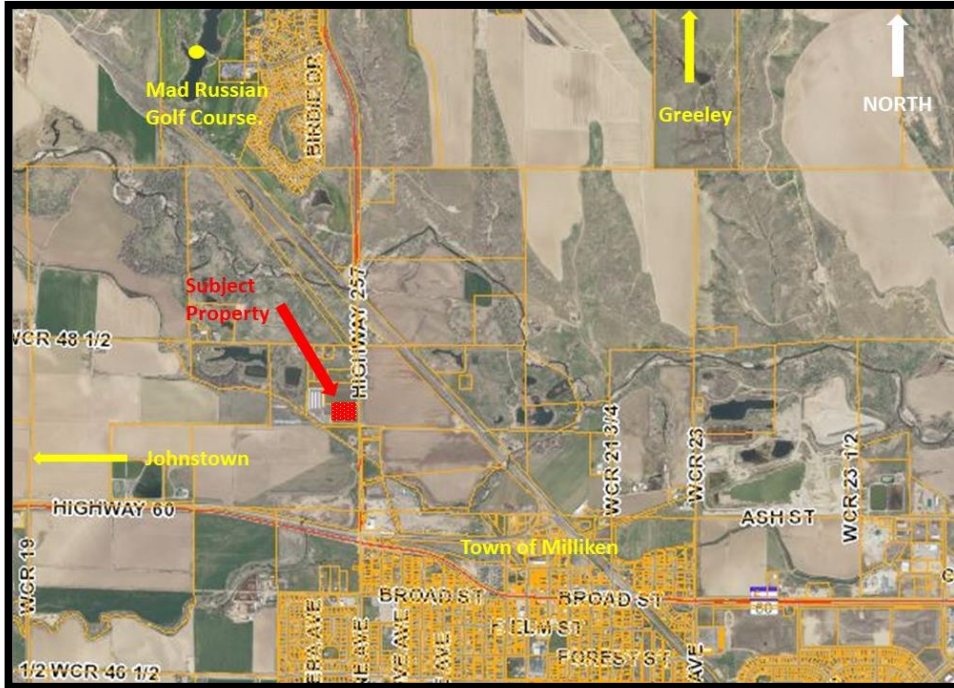


**FOR SALE \$383,000.00**

**Zone: I-2**

**119,687 sq. ft. (\$3.25 sq. ft.)**



## Information

**2.705 Acre Parcel of  
Vacant Land Water  
and Electric to Lot  
(Zoned I-2)**



Buyer to confirm all information. Price, terms and information are subject to change

**Mary Jo Brockshus**

970.590.0955 Cell  
970.506.2977 Office  
mjb@sellgreeley.com

**Gary Hogan**

970.978.6864 Cell  
970.506.2970 Office  
garyhogan@remax.net



Property View From  
Storage Units facing  
East



Property View From  
Storage Units  
Southeast



Property View From  
Hwy 257 facing  
Southwest

## MUNICIPAL CODE OF THE TOWN OF MILLIKEN, COLORADO

### Sec. 16-3-440. - I-2 Medium Industrial District.

(a) Intent. This zoning district is intended to provide a location for a variety of medium industrial uses, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations.

(b) Uses by Right. Uses by right in the I-2 District shall be as follows:

- (1) Agricultural services establishments.
- (2) All uses by right in the I-1 District.
- (3) Cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock produced on the premises.
- (4) Establishments for food and beverage processing.
- (5) Establishments for the sale and repair of farm machinery and diesel trucks and buses.
- (6) Farming, ranching and gardening.
- (7) Grazing and keeping of livestock.
- (8) Lumberyards and builders supply facilities (with outdoor storage).
- (9) Machine shops.
- (10) Mini-storage facilities.
- (11) Outside storage facilities.
- (12) Railroad yards and stations.
- (13) Recycling facilities.
- (14) Transportation headquarters, with incidental repair and servicing facilities.
- (15) Utility service facilities with buildings and/or storage structures.

(c) Uses by Special Review. Uses by special review in the I-2 District shall be as follows:

- (1) Establishments for bulk storage of flammable liquids and gases.
  - (2) Radio towers over sixty (60) feet in height.
  - (3) Signs not meeting the requirements of Article VII of this Chapter.
- (Ord. 480 §3.4, 2003; Ord. 659 §1, 2012)

Buyer to confirm all information. Price, terms and information are subject to change

**Mary Jo Brockshus**

970.590.0955 Cell  
970.506.2977 Office  
mjb@sellgreeley.com

**Gary Hogan**

970.978.6864 Cell  
970.506.2970 Office  
garyhogan@remax.net