



Development Opportunity

Business Development Office | welish@berthoud.org | 970-532-2643

Project Name: **High Grounds Industrial**
Location: **SWC LCR 10 and First Street**
Total Project Size: **18 Acres**
Zoning District(s): **M2 - Industrial**

Contact: **Michael Pelphrey**
Berthoud International LLC
Phone: **970-344-1040**
E-mail:

Project Entitlement:

Zoning allows up to 1:1 floor area ratio. See [Table 3.1 of Land Development Code](#) for Permitted uses.

Project Status: **Vacant - interested business owners or land developers please call.**

