



## INDUSTRIAL / MANUFACTURING BUILDING

Sturdy concrete block and steel building with a long history as a machine shop but can be adapted to many uses.  
Please do not disturb tenant. Tenant will be vacating and is unaware of sale.

**PROPERTY TYPE: INDUSTRIAL /  
MANUFACTURING**  
**AVAILABLE: 9,696 SF**  
**SALE PRICE: \$1,545,000 (\$159/SF)**

### FEATURES:

- Open and functional industrial or manufacturing space
- Heavy 3 phase power
- 12' x 14' and 10' x 12' overhead doors
- Close to Loveland and Longmont with easy I-25 access
- Updated lighting
- 2 A/C Units, 3 Evaporative Coolers

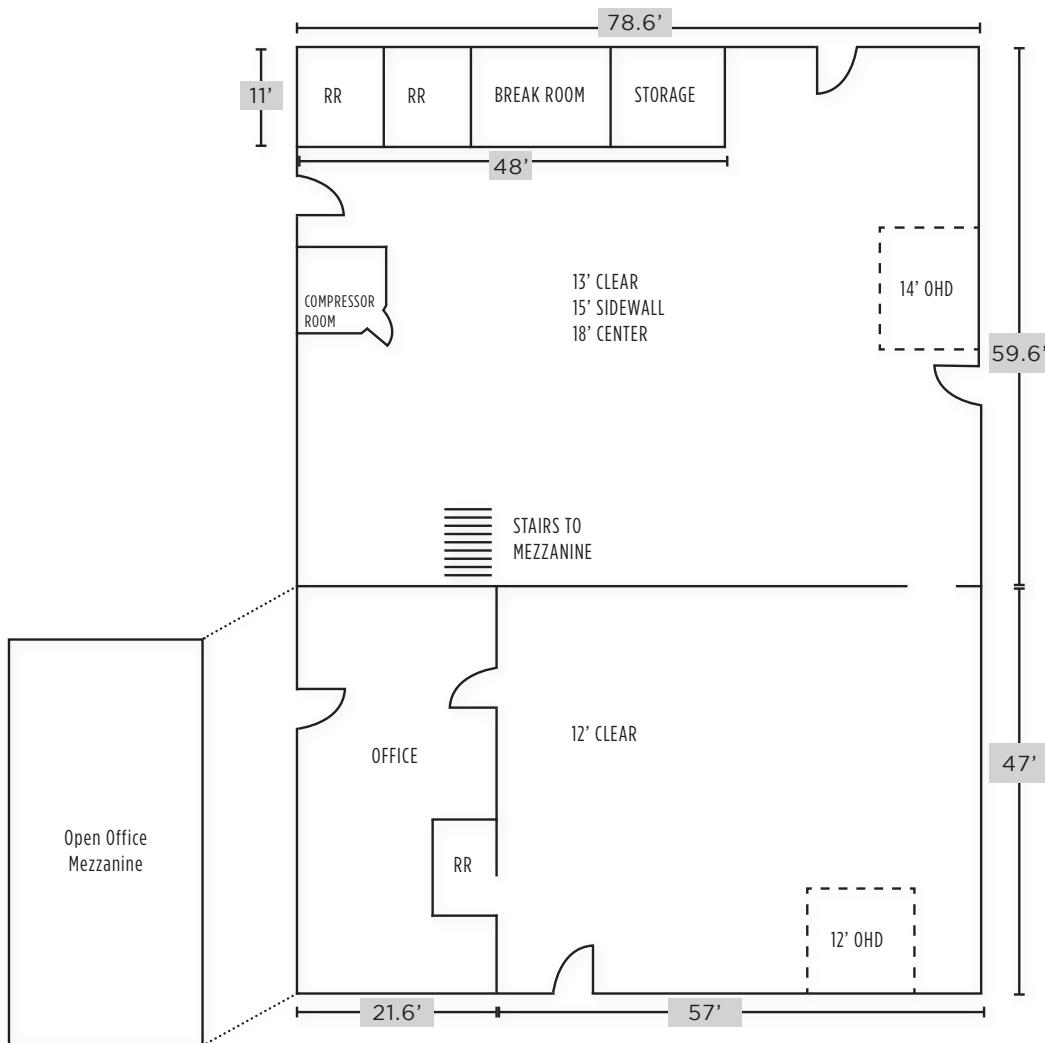
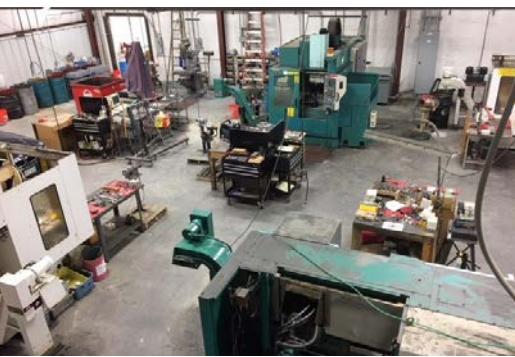
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# FEATURED SITE & FLOOR PLAN

504 2ND STREET • BERTHOUD, CO 80513



**Fort Collins**  
712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

**Loveland**  
200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

**Greeley**  
1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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