



# 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**

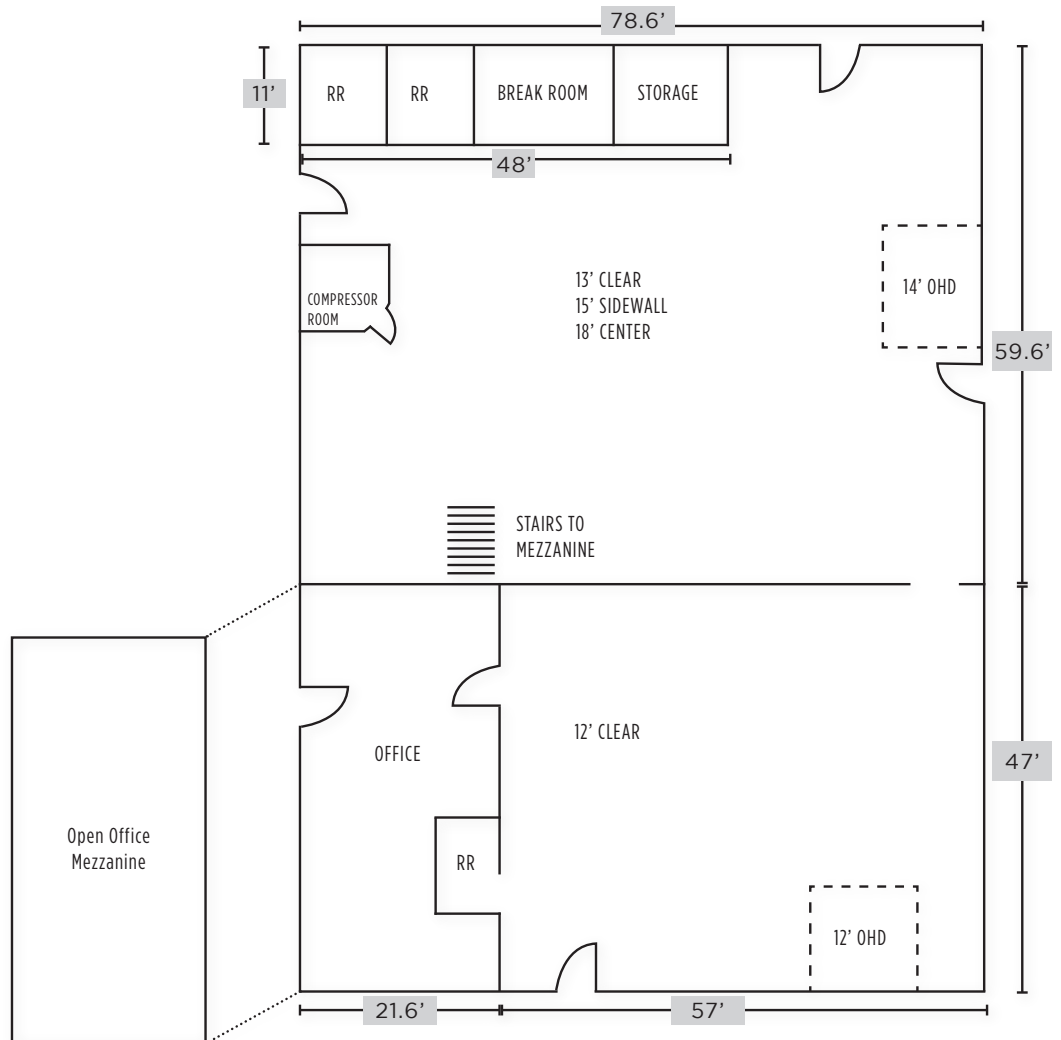
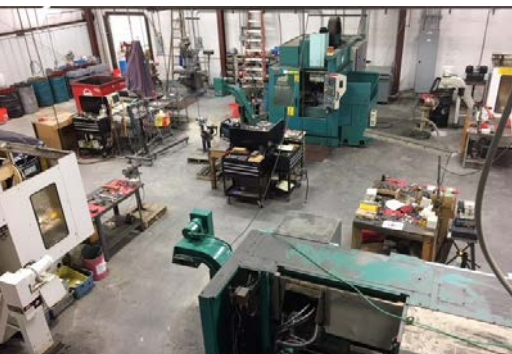
SALE PRICE: **\$1,545,000 (\$159/SF)**

## 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

# 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

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES