



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**

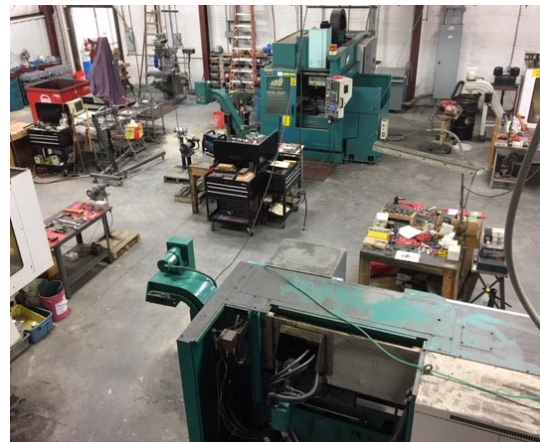
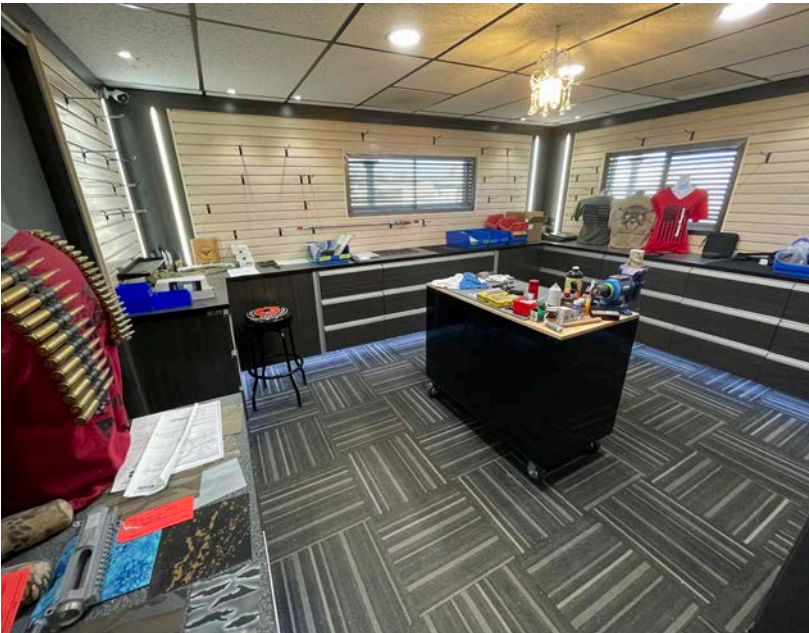
SALE PRICE: **\$1,545,000 (\$159/SF)**

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 PROPERTY

504 2ND STREET • BERTHOUD, CO 80513



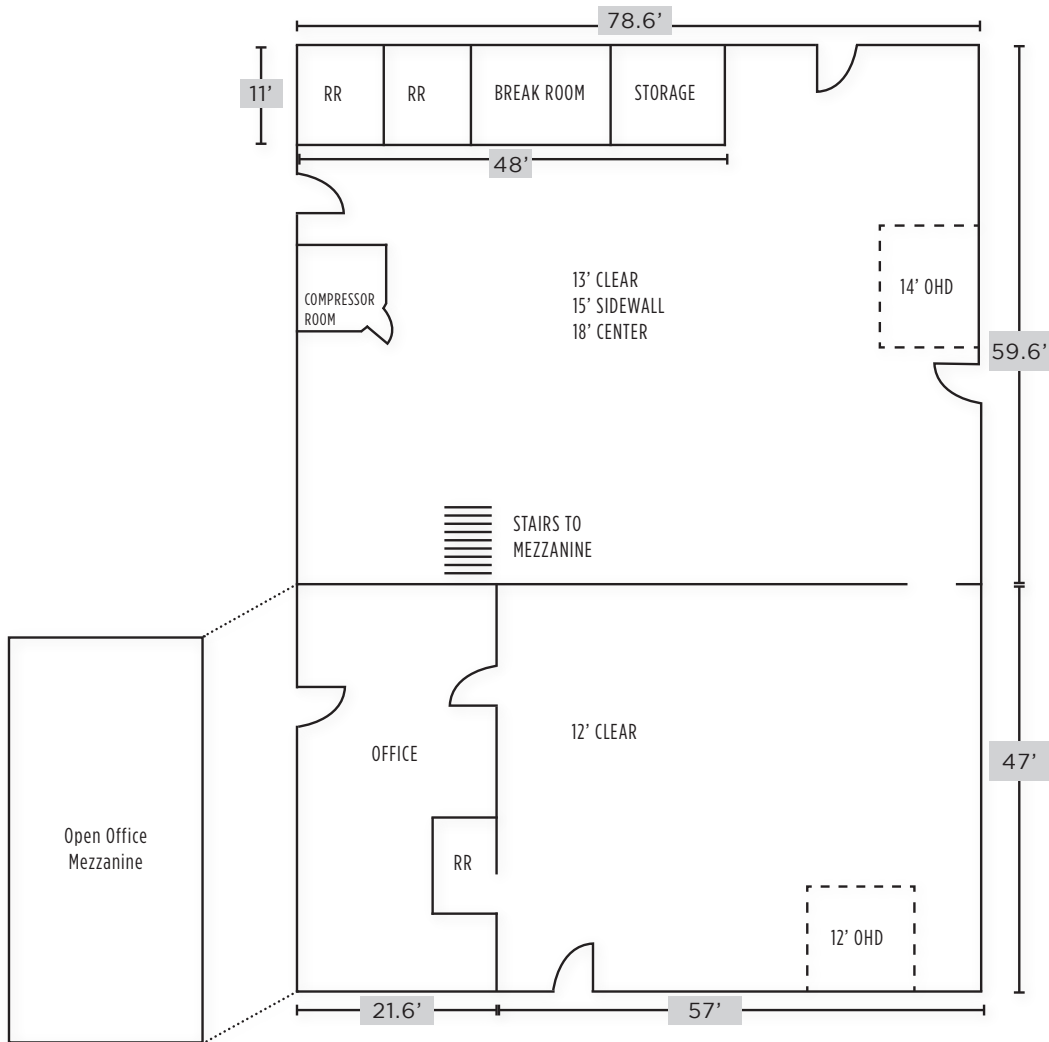
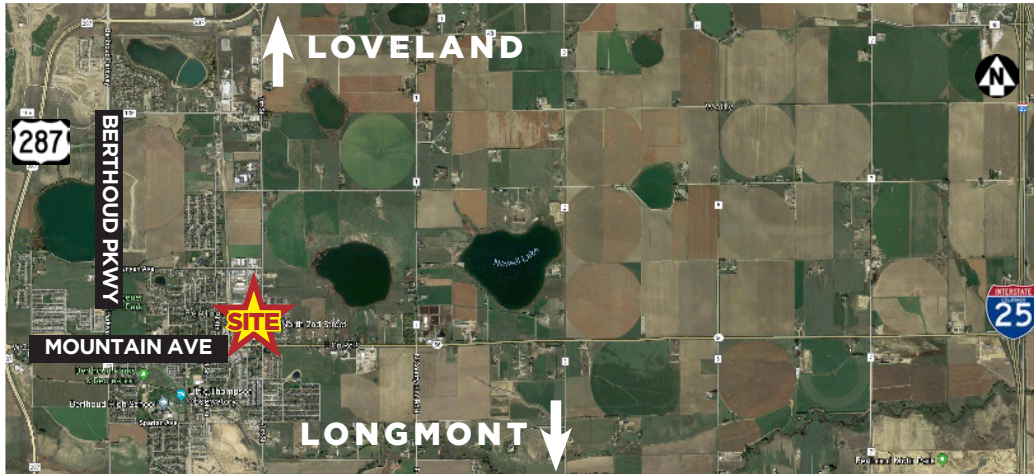
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FEATURED SITE & FLOOR PLAN

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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