



SHOP WITH FENCED PARKING

PROPERTY TYPE: INDUSTRIAL LOW (I-L)

AVAILABLE: 2,700 SF

LOT SIZE: 0.419 ACRES

SALE PRICE: \$700,000.00

2023 TAXES: \$8,765.50

FEATURES:

- Corner lot with high visibility and building signage
- Two restrooms: one in office and one with shower in shop.
- Office is fully heated and cooled
- Shop is fully insulated

BUILDING SPECS:

Clear Height: **17'**

Drive in Doors: **3-14'x16' with openers**

Power: **200 amps 3-phase**

Yard: **Fenced and asphalt paved**

Heat: **Radiant**

Office: **600 sf**

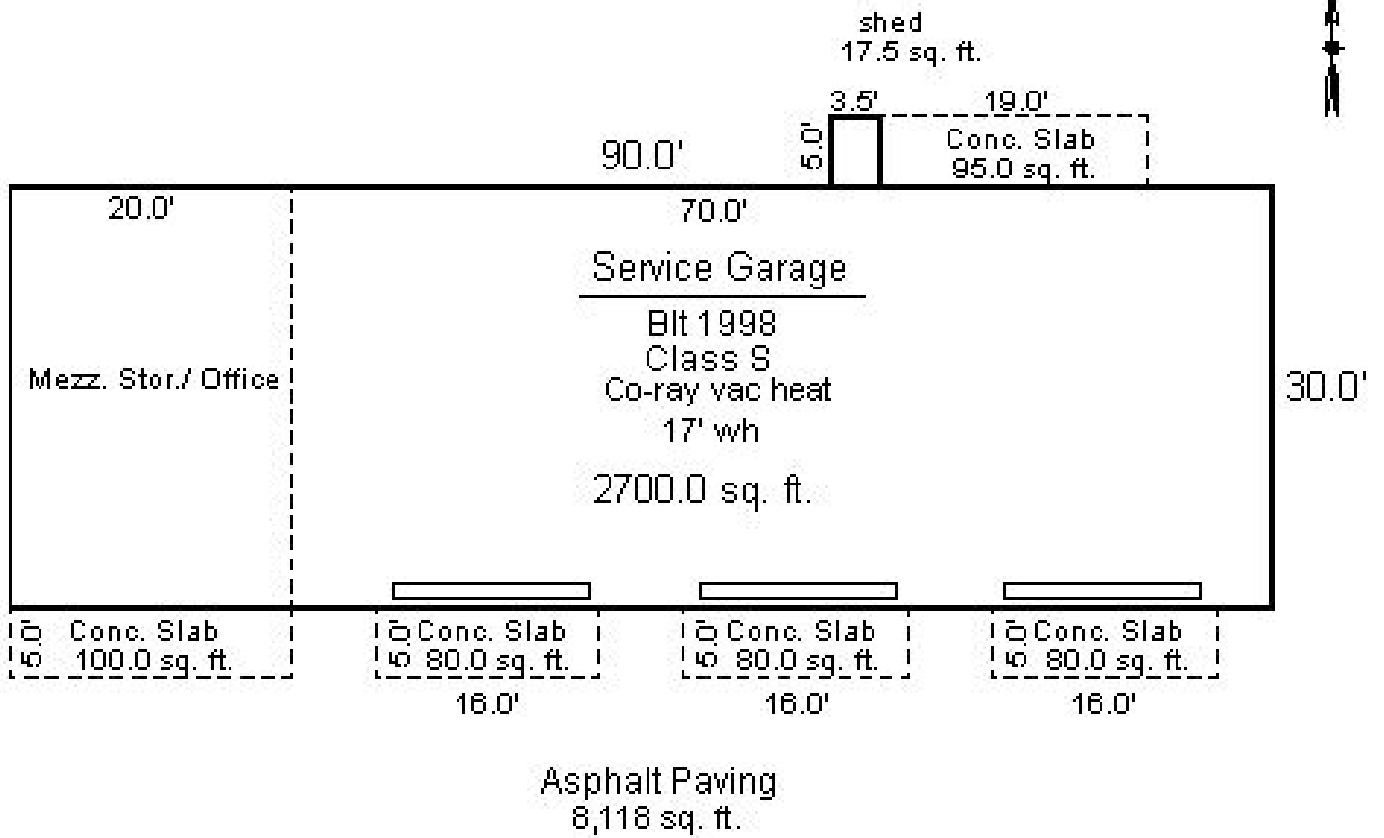
Mezzanine Storage: **600 sf**

Column Spacing: **Clear span 30' depth**

Floor Drain: **Trench**

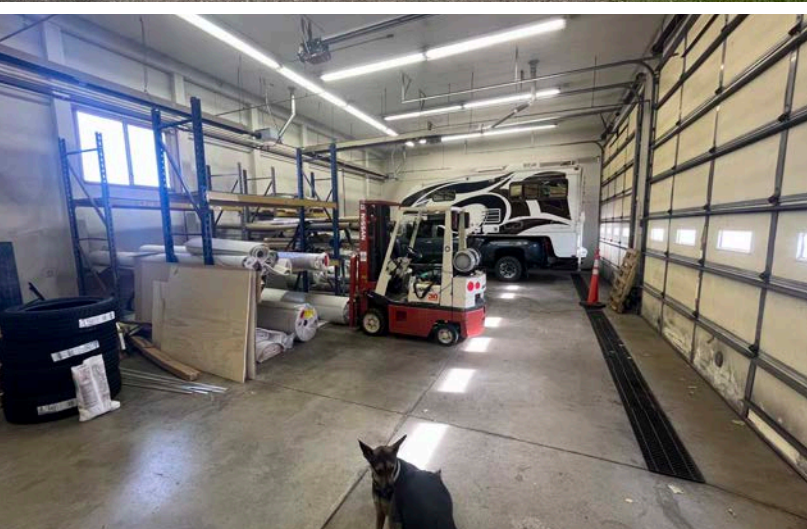
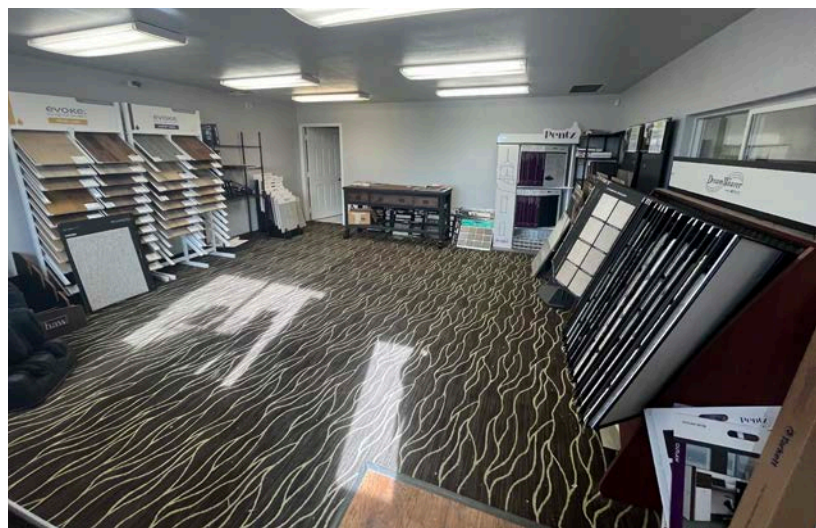
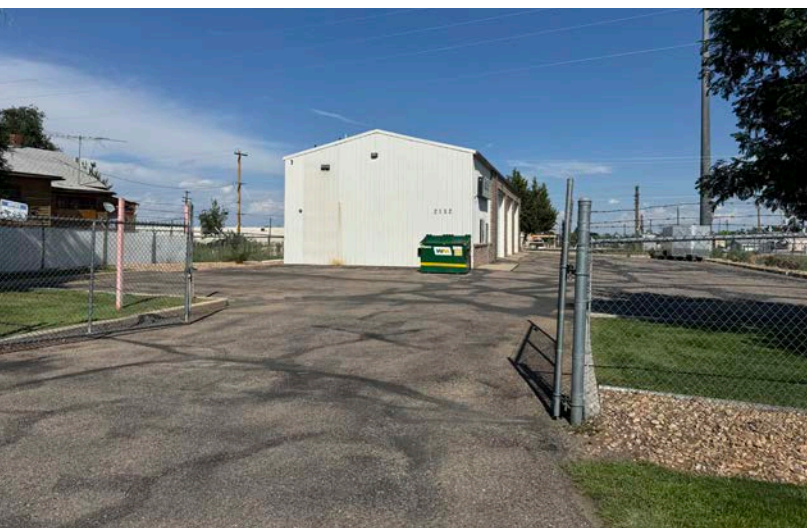
Air & Water: **Plumbed throughout (exterior compressor shed)**

Construction Type: **Metal with Brick Facade (1998)**



FEATURED PROPERTY

2132 4TH AVENUE • GREELEY, CO 80631



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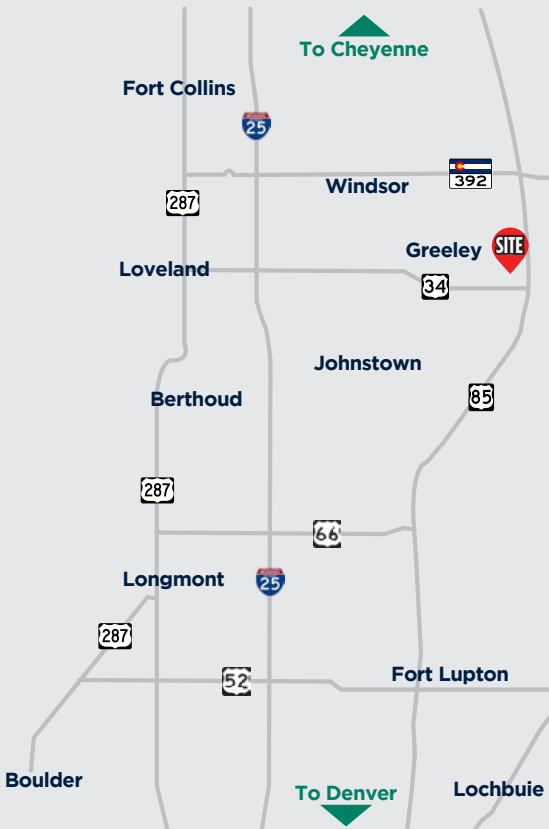
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SITE LOCATION & DEMOGRAPHICS

2132 4TH AVENUE • GREELEY, CO 80631



FRONT RANGE CORRIDOR BY THE NUMBERS

	1 MILE	3 MILE	5 MILES
POPULATION	16,805	77,458	125,916
HOUSEHOLDS	4,992	27,278	44,782
MEDIAN AGE	24.2	30.3	32.5
MEDIAN HH INCOME	\$57,316	\$66,398	\$78,186

Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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Loveland

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