

**RATE
REDUCED!**



HWY 85 INDUSTRIAL FLEX/AUTOMOTIVE BUILDING AVAILABLE

PROPERTY TYPE: INDUSTRIAL / AUTOMOTIVE

AVAILABLE: 2,716 SF

LEASE RATE: \$12.00/SF NNN

ESTIMATED EXPENSES: \$3.76/SF

**(TENANT ADDITIONALLY RESPONSIBLE FOR
MAINTENANCE AND UTILITIES)**

SALE PRICE: \$525,000.00 (\$193.30/SF)

YEAR OF CONSTRUCTION: 2008

ZONING: I-2, TOWN OF EATON

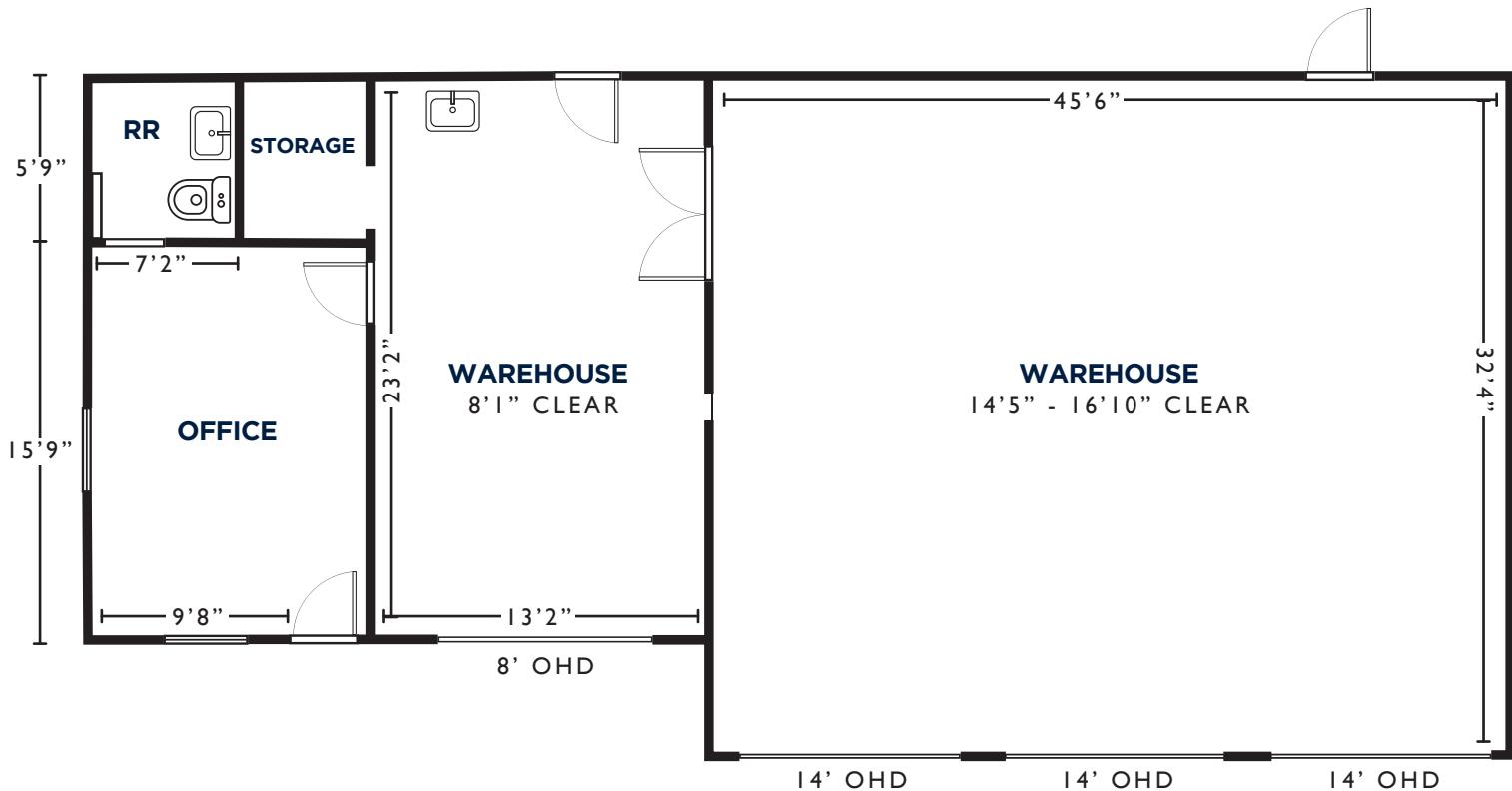
PROPERTY TAXES: \$7,825.90

FEATURES:

- Offers turnkey automotive shop potential with 2 lifts, parts washer, air compressor 3-bay shop, and office/reception
- Fronts Hwy 85 in Eaton, Colorado with approximately 13,000 AADT
- Radiant floor heating; floor drains in shop
- 14'5" - 16'10" clear height
- (3) 14' OHDs, (1) 8' OHD
- Gravel parking lot on 0.22 acres
- Well-maintained interior
- Pole signage available

FLOOR PLAN

133 OAK AVENUE • EATON, CO 80615

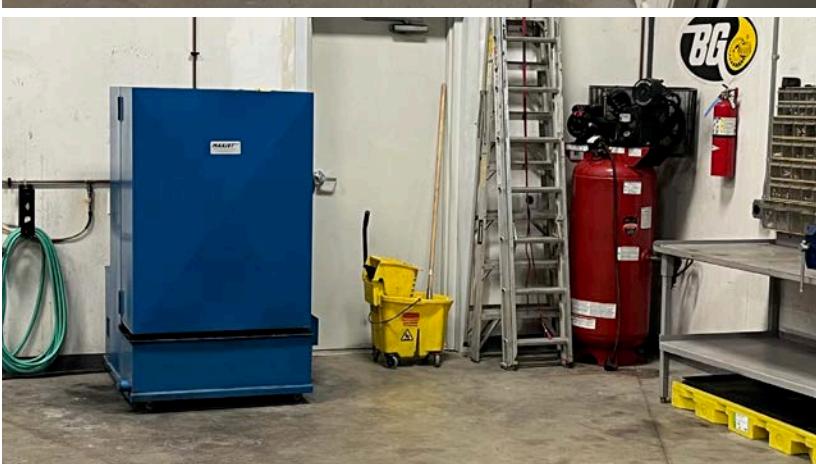
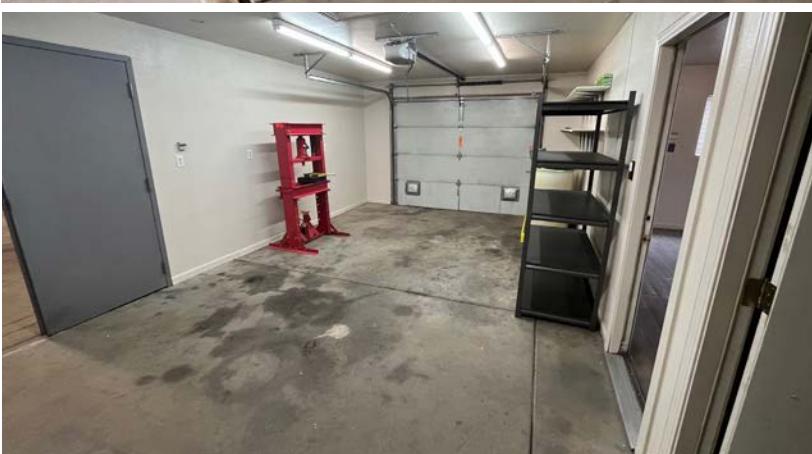
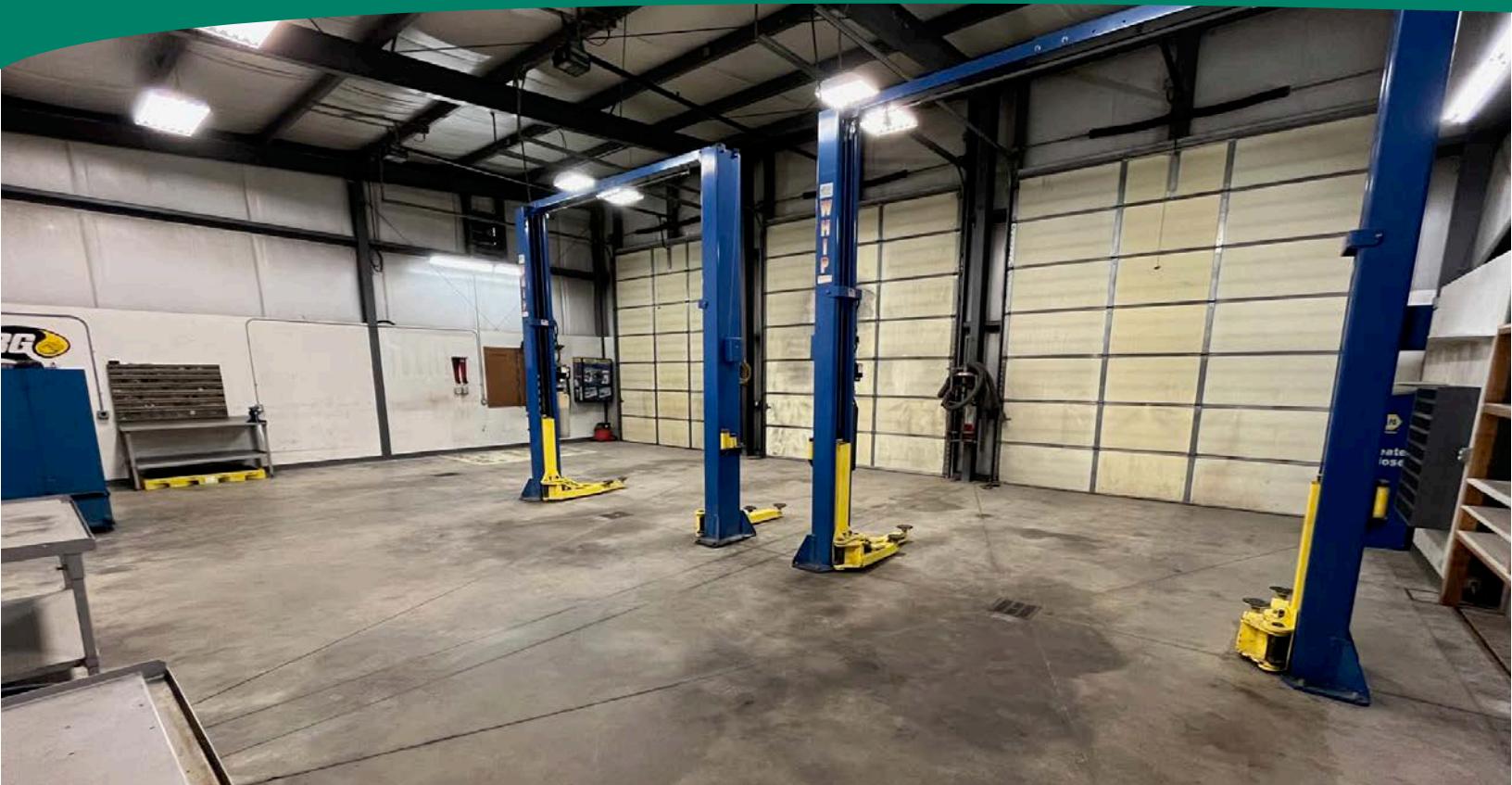


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NICK BERRYMAN Broker/Partner
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FEATURED PROPERTY

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SITE LOCATION & DEMOGRAPHICS

133 OAK AVENUE • EATON, CO 80615



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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