

**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**

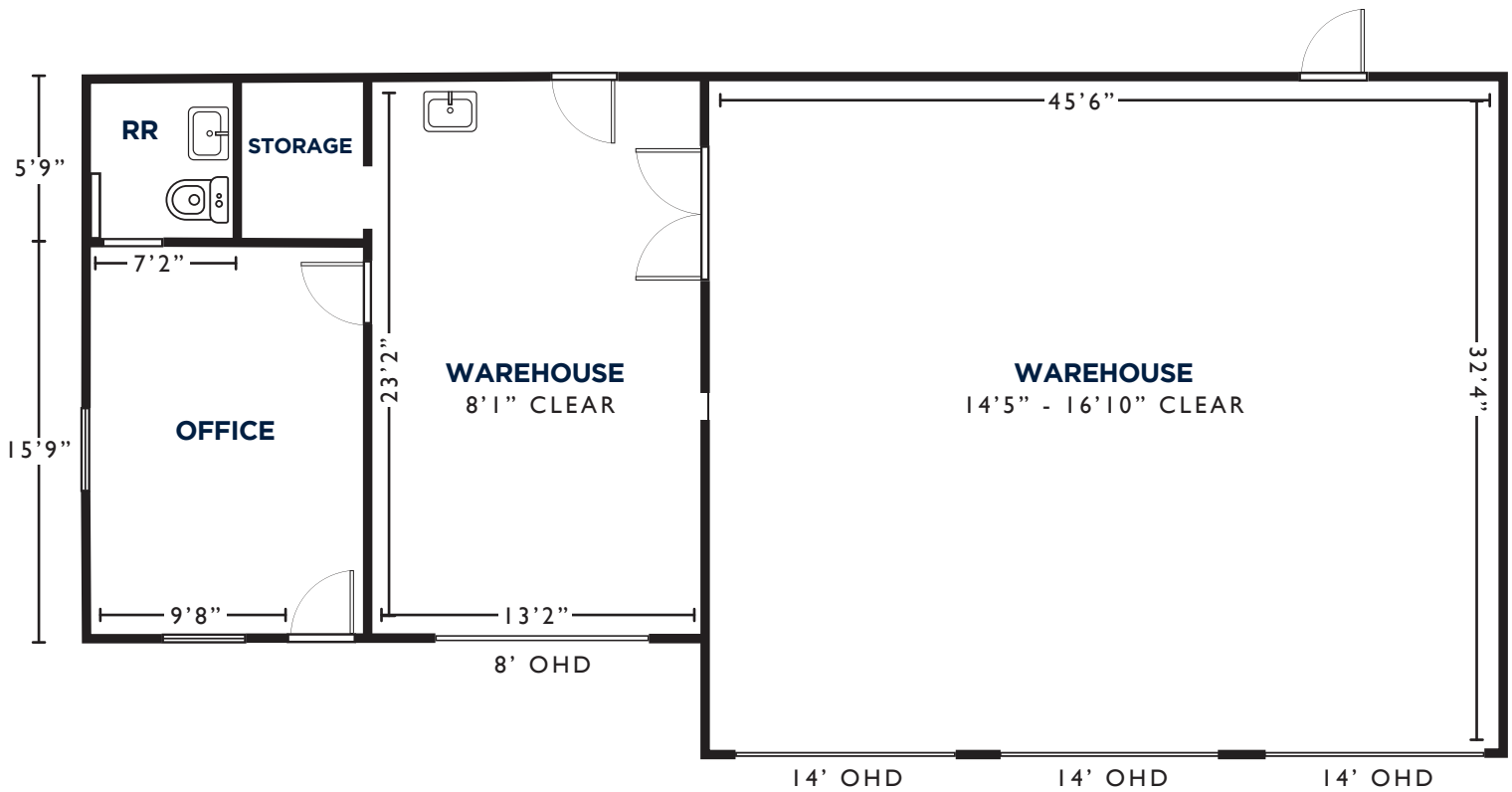
PROPERTY TAXES: **\$7,825.90**

### 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



VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

**NICK BERRYMAN** Broker/Partner

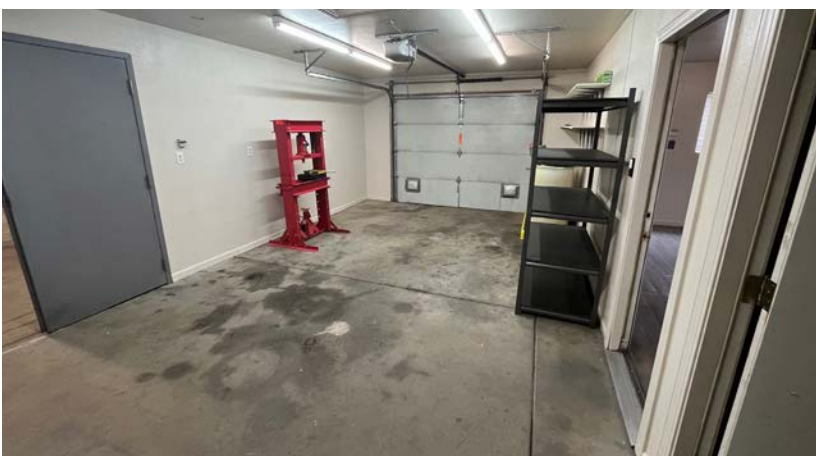
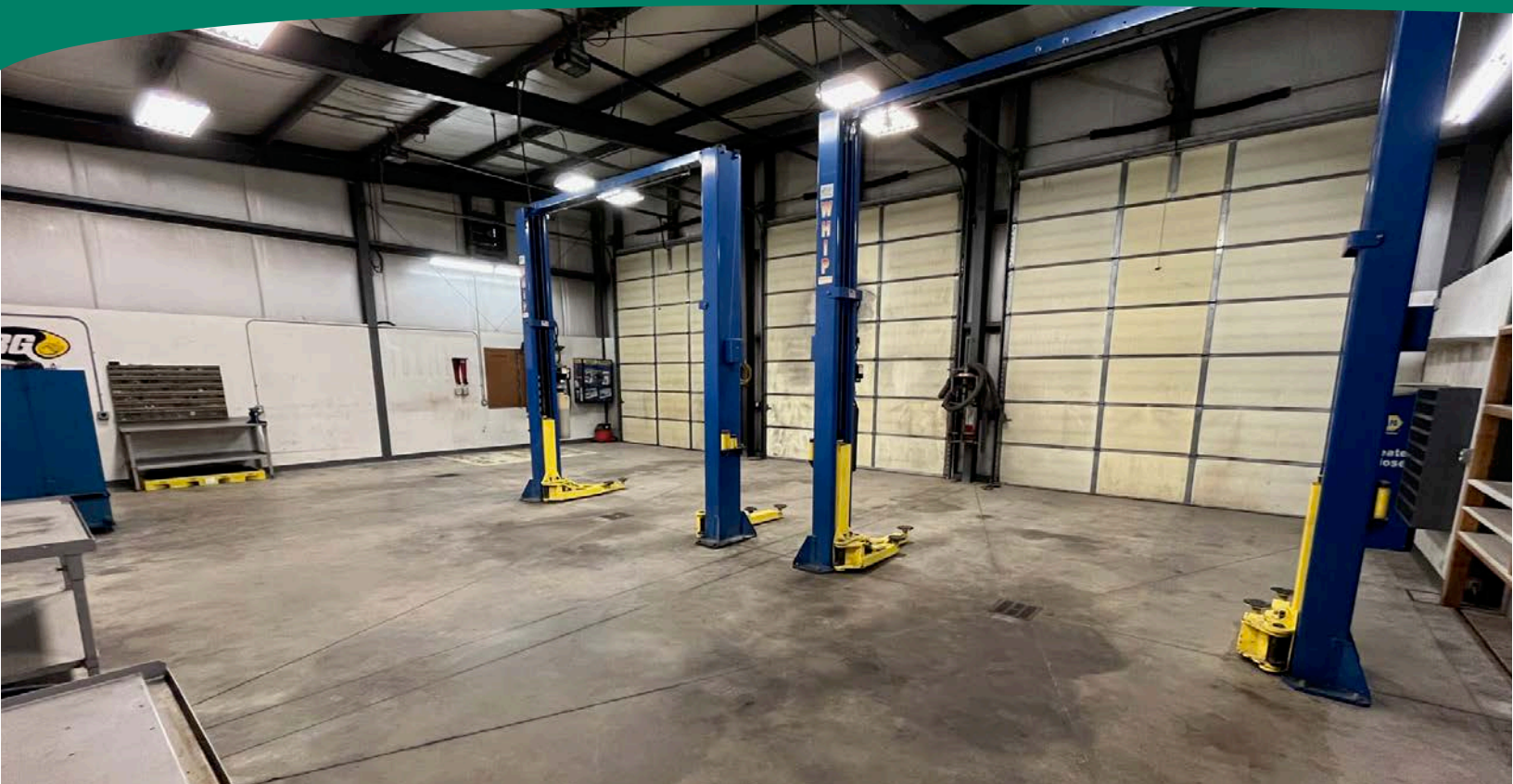
Office: 970.346.9900 | Cell: 970.396.0853

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## FEATURED PROPERTY

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# SITE LOCATION & DEMOGRAPHICS

133 OAK AVENUE • EATON, CO 80615



22.9

MILES  
TO FORT COLLINS

28

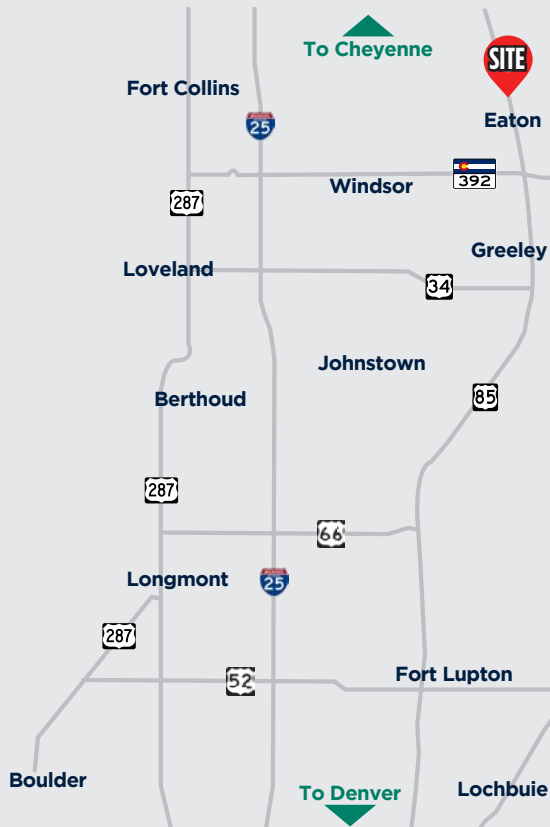
MILES  
TO LOVELAND

44.1

MILES  
TO CHEYENNE

60.3

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT



## 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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COMMERCIAL REAL ESTATE SERVICES

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