



INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

112 EAST 30TH STREET

GREELEY, CO 80631



CUSHMAN &  
WAKEFIELD



# 112 EAST 30TH STREET GREELEY, CO 80631

**SALE PRICE: \$2,688,750 (\$225/SF)**

**LEASE RATE: \$16.50/SF NNN | NNN (Est.): \$4.93/SF**

## Property Features

This property is located right off the intersection of Highway 34 and Highway 85, providing easy access in all directions throughout Northern Colorado. It features hard-to-find outdoor storage along with a very functional shop that has large overhead doors, drains, and good power. The whole property is fully fenced and it included 900 square feet of office space with signage on 1st Avenue. Please call the listing brokers for additional information or showings.

Total Building Size:	11,950 SF
Office Size:	912 SF
Lot Size:	1.3 Acres
Year Built:	1995 and 2015
Parking:	30 Spaces

## Property Highlights

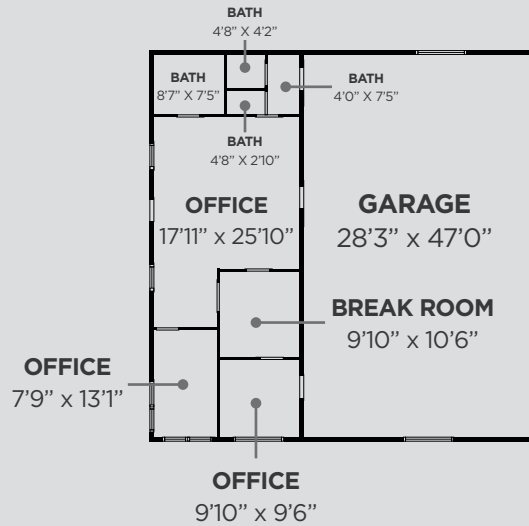
- Fully fenced outdoor storage with concrete surface
- (4) 14' Overhead Doors
- (1) 12' Overhead Door
- 2 Trench drain bays
- 14' - 19' Clear height
- Radiant heat



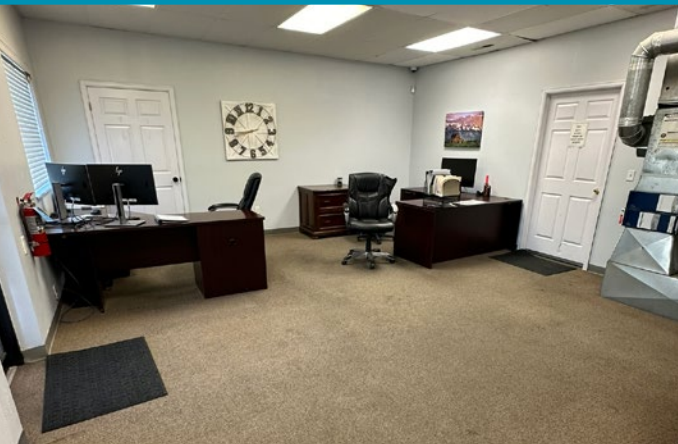
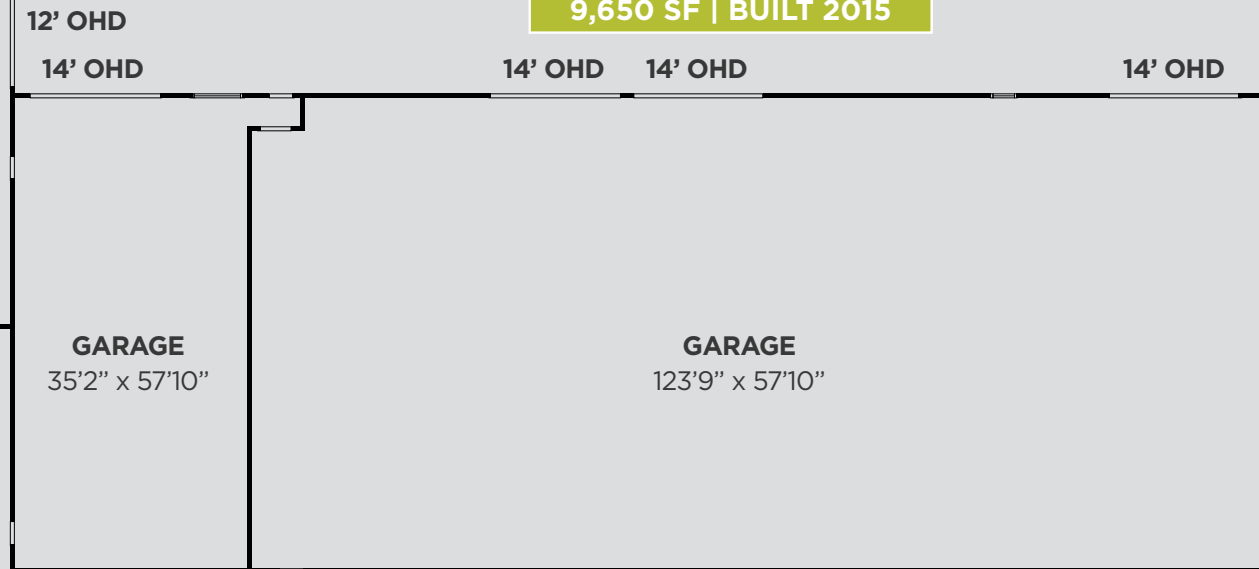
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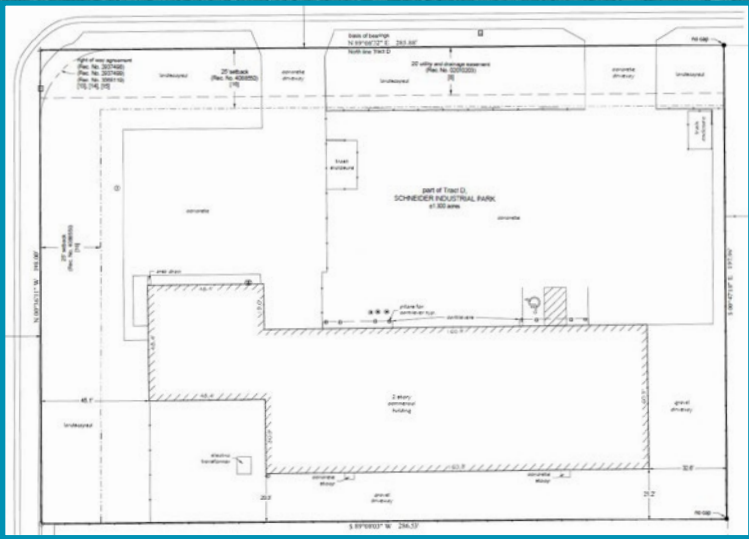
## FLOOR PLAN

**BUILDING 2**  
2,300 SF | BUILT 1995



**BUILDING 1**  
9,650 SF | BUILT 2015





◀ To I-25  [VIEW LARGER SITE PLAN](#)

E. 22nd St.

E. 26th St.

E. 31st St.

1st Ave.

E. 37th St.

★  
**SUBJECT  
PROPERTY**



**FOR MORE INFORMATION, CONTACT:**

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