

# FOR SUBLEASE

1020 2nd Street  
Berthoud, CO

# INDUSTRIAL BUILDING WITH OUTSIDE STORAGE

PROPERTY TYPE  
**INDUSTRIAL**

AVAILABLE  
**1,000 - 2,000 SF**

PRICE  
**\$13.50/SF NNN**  
(EST. \$3.65/SF)



## FEATURES:

- Industrial building with rare outside storage
- Subtenant to share outside storage area with current tenant
- Total amount of sublease space can be negotiated
- Three 10' overhead doors
- Light industrial zoning (M1)
- Easy I-25 Access
- Located in fast growing Berthoud

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

**Bruce Campbell**  
970.231.6824  
bruce@realtec.com

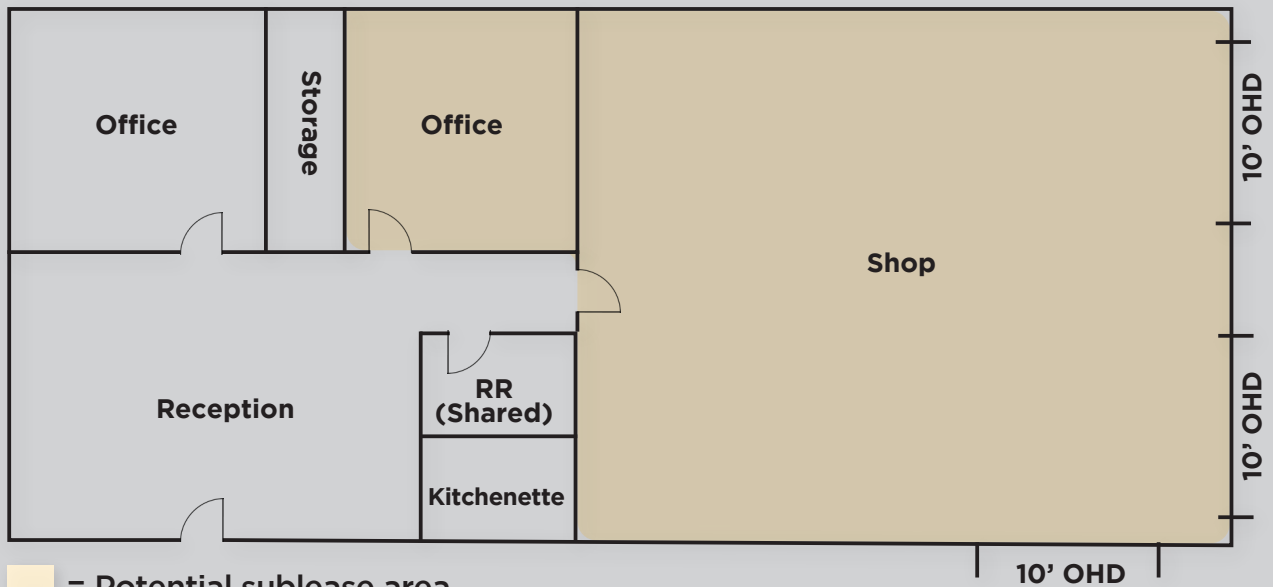
**VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)**


# FOR SUBLEASE

1020 2nd Street  
Berthoud, CO

# FLOOR PLAN

## Main Building 2,048 SF

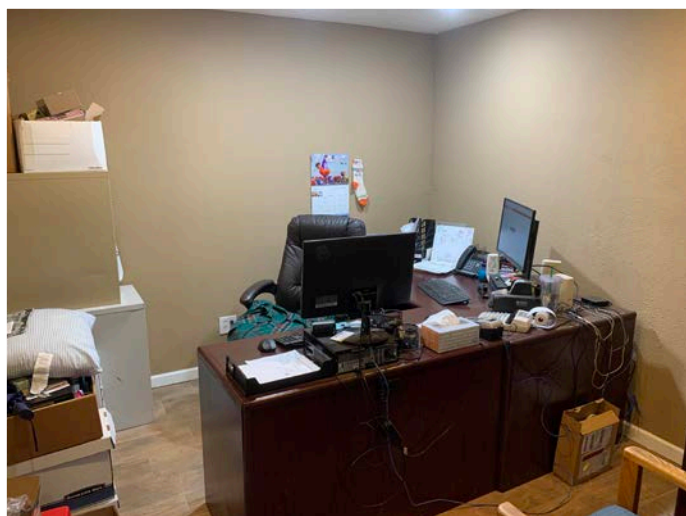


 = Potential sublease area  
(Total square footage including outside storage area can be negotiated)



# FOR SUBLEASE

1020 2nd Street  
Berthoud, CO



# FOR SUBLEASE

1020 2nd Street  
Berthoud, CO

# LOCATION



## Fort Collins

712 Whalers Way, Bldg. 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 Ave, Suite 104  
Greeley, CO 80634  
970-346-9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES