



10813 CO-257 SPUR, GREELEY, CO 80631



PROPERTY DETAILS:

Lot Size: 3.16 AC

Zoning: I-1 (Industrial-1), Weld County

Lease Rate: \$3,500 / MO an ACRE

Access: Fenced with key code gate access

Nearby Highways: Excellent access to U.S. Route 34 and State Highway 257

Tenants: Headquarters for multiple construction and material delivery companies

Both areas will have recycled asphalt base



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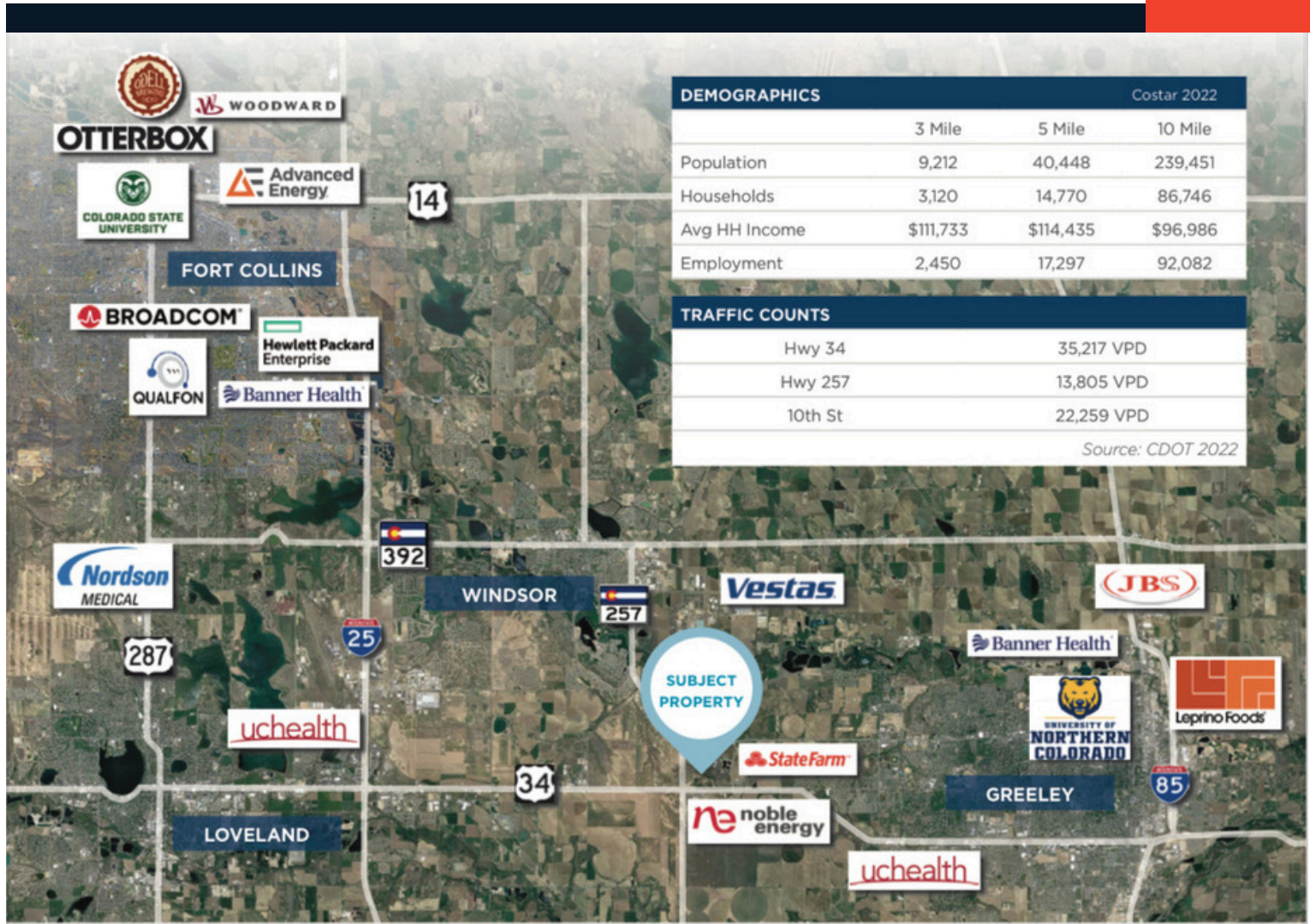
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LOCATION HIGHLIGHTS:

- Surrounded by major industrial users, logistics hubs, and trade-oriented businesses
- Immediate access to U.S. 34 and CO-257 with direct routes to I-25 and I-76
- Positioned along a key freight corridor between Northern Colorado and Denver Metro
- Located in a high-demand industrial pocket with strong infrastructure and visibility

17 MIN

TO DOWNTOWN
GREELEY

19 MIN

TO U.S. 85 AND WELD
COUNTY PARKWAY

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IDEAL BUSINESS USES (NO BUILDING - YARD SPACE ONLY)

- Truck parking or fleet storage (independent truckers, small fleets, tow companies)
- Landscaping or tree service companies (mulch, trailers, mowers, chippers)
- Construction material staging (gravel, sand, forms, scaffolding, steel)
- Fencing companies (store fence panels, posts, trailers; container use optional)
- Utility, excavation, or trenching contractors (pipe, trenchers, mini-excavators)
- Street sweeping or power washing services (vehicle and tank storage)
- Portable restroom, dumpster, or container rental providers (inventory staging)
- Agricultural supply or hay storage (bales, feed, light machinery)
- Outdoor equipment rental or leasing (backhoes, lifts, trailers)
- Overflow storage for seasonal inventory (pallets, vehicles, trailers)

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INDUSTRIAL YARD SPACE FOR LEASE | 3.16 ACRES IN GREELEY, CO



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