

**FOR LEASE**

**1.1 ACRE YARD INCLUDED**



**INDUSTRIAL**  
**15,858 SF**

**2231** CLAYTON PLACE,  
BERTHOUD, CO 80513

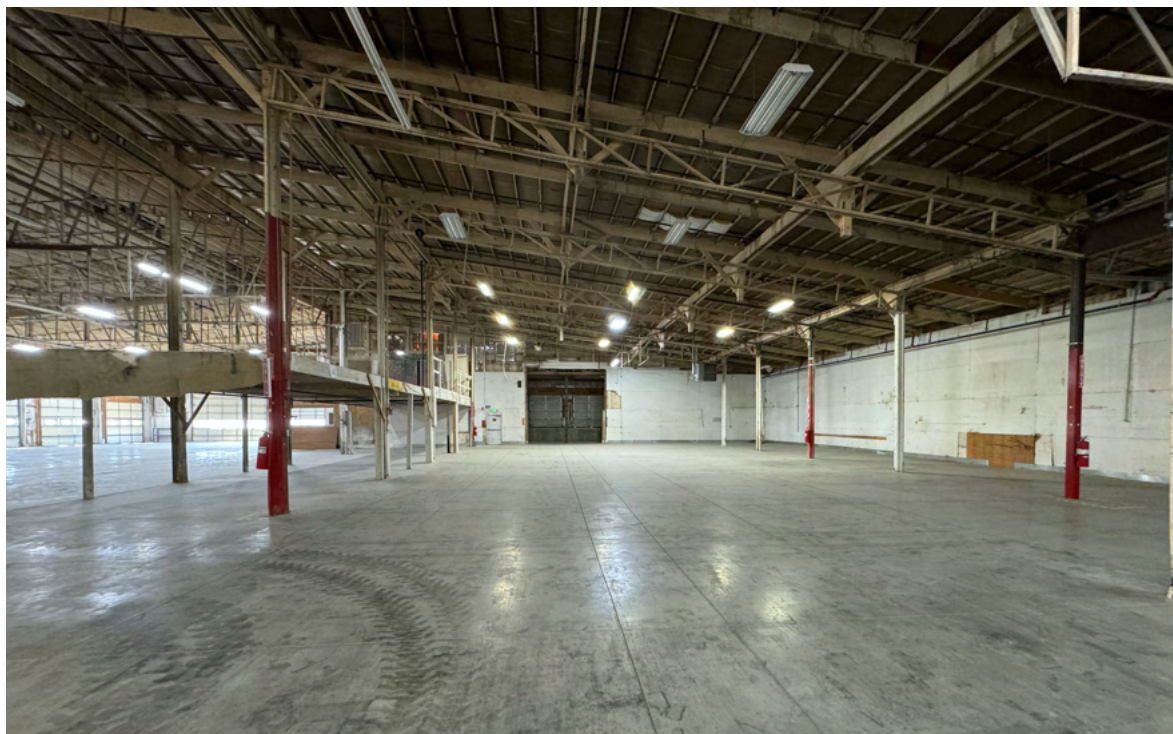
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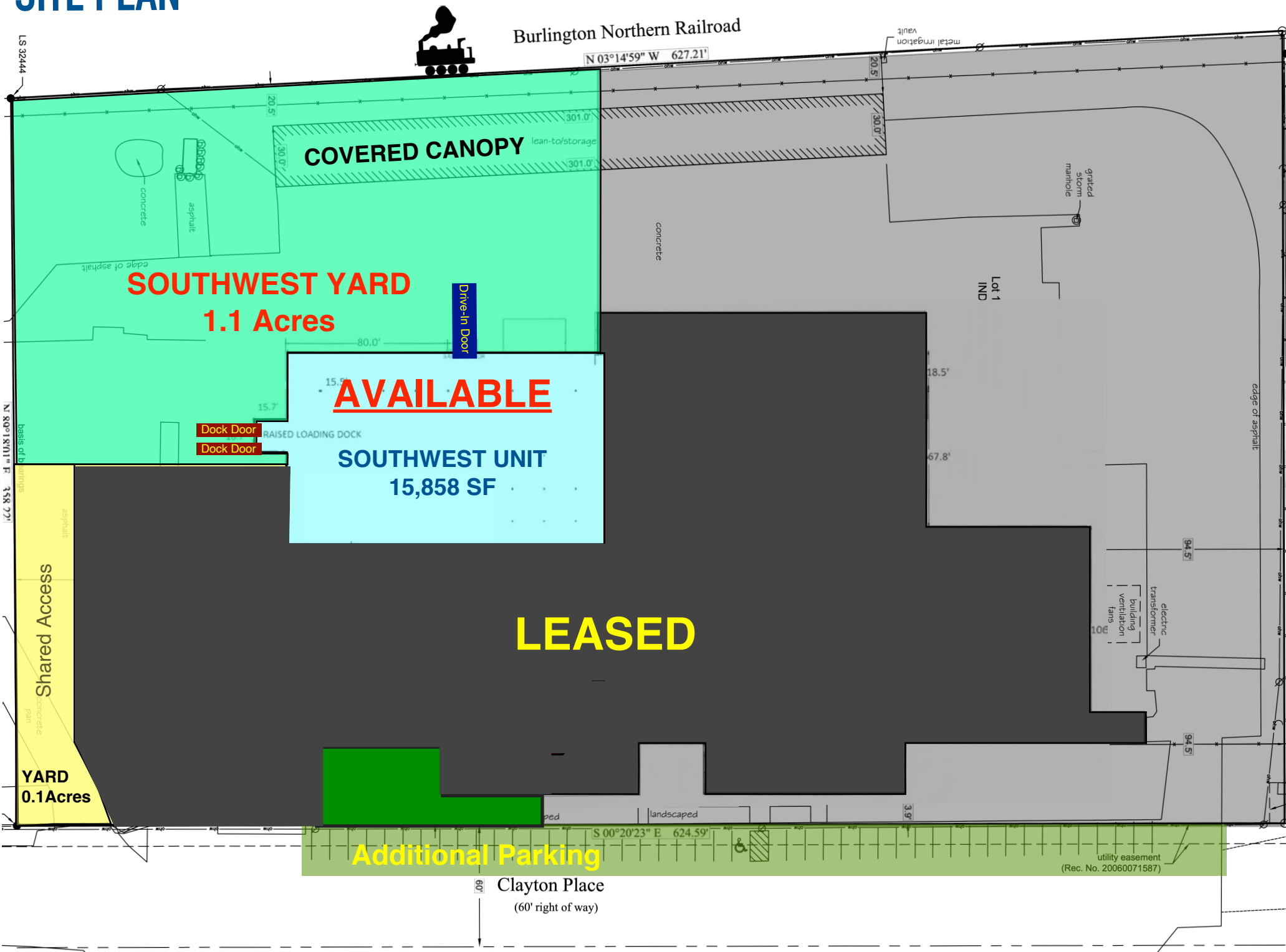


## LEASE SUMMARY

STARTING RENT	<b>\$9.25/SF NNN</b>
LEASABLE UNITS	<b>15,858 SF</b>
FLEXIBLE USES	<b>Warehouse Manufacturing Distribution R&amp;D</b>
CAM	<b>\$3.05/SF</b>
YARD	<b>YES - 1.1 Acres with Covered Canopy</b>
LOT SIZE	<b>5.4 Acres</b>
ELECTRICAL POWER	<b>1200 Amps of 480 V 3-phase</b>
COLUMN SPACING	<b>78' x 15'</b>
CLEAR HEIGHT	<b>19'</b>
LOADING	<b>2 Dock High &amp; 1 Drive-In Doors</b>
ZONING	<b>M2 - Industrial</b>



## SITE PLAN







**YARD**  
**1.1 Acres**

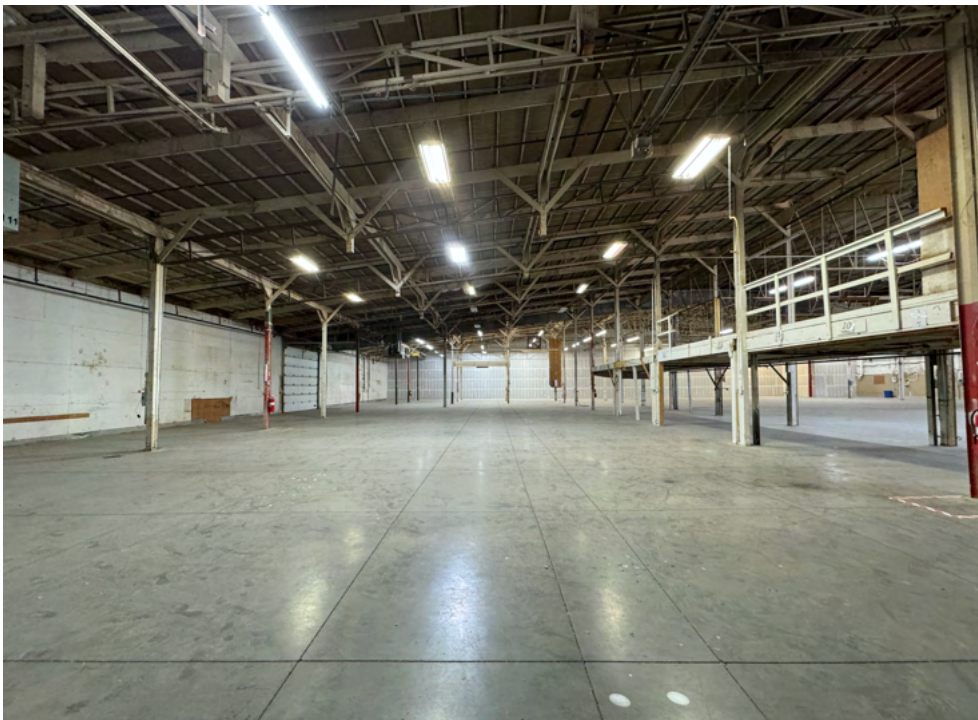
## PROPERTY OVERVIEW

- ✓ Warehouse, Manufacturing, Distribution, R&D
- ✓ Location Near US HWY 287
- ✓ Fully Fire Sprinklered
- ✓ Drive-In/Dock-High Doors
- ✓ High Electric Power
- ✓ Gas Heaters in the Warehouse
- ✓ Fenced/Paved Yard
- ✓ Covered Storage Area

**IMPORTANT:** The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

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# LOCATION



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