



INDUSTRIAL WAREHOUSE/DISTRIBUTION SPACE AVAILABLE

PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **19,800 SF**

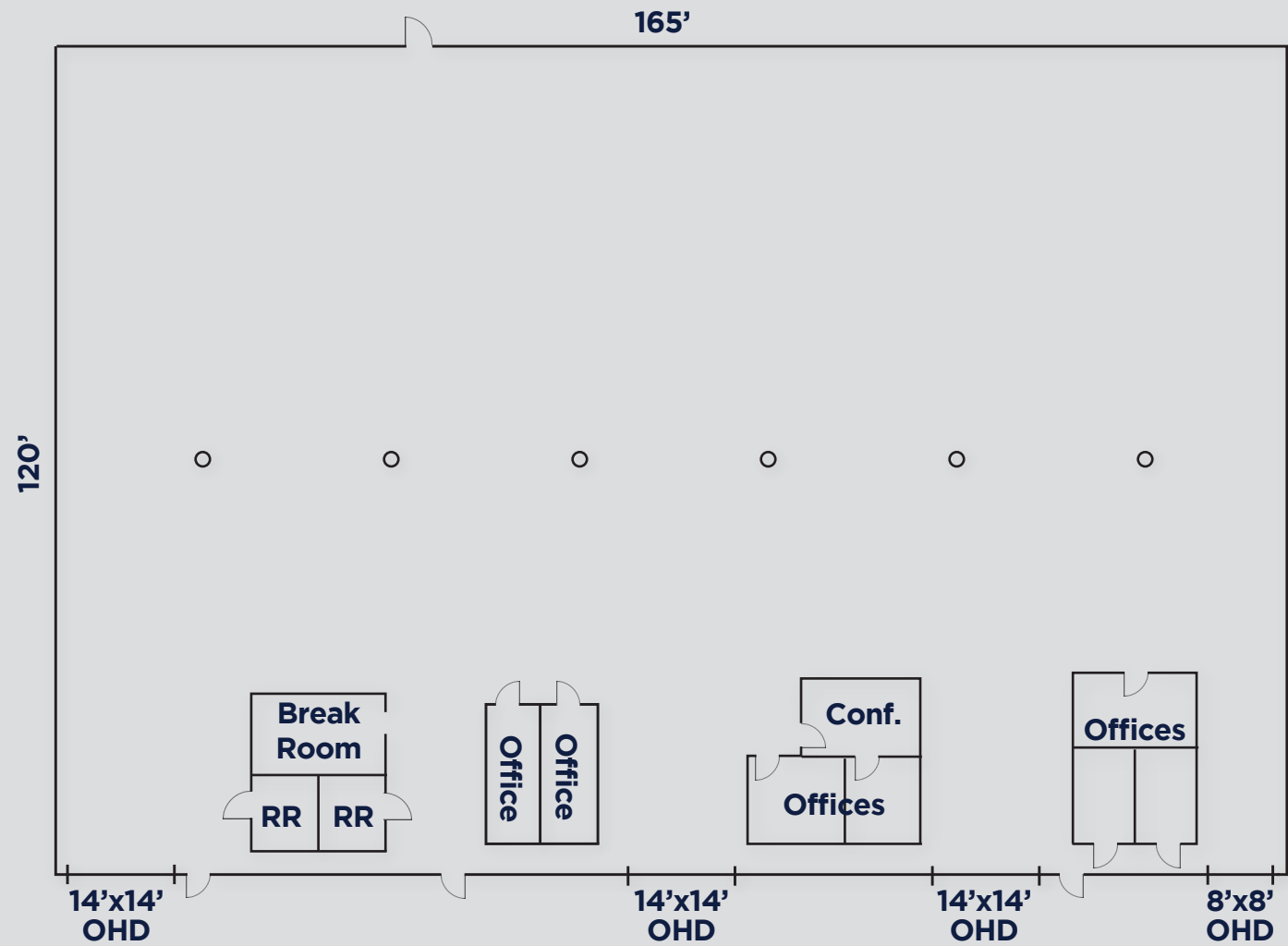
LEASE RATE: **\$10.00/SF MG**

Tenant responsible for utilities and maintenance expenses

ZONING: **"I-M" CITY OF GREELEY**

FEATURES:

- Well-maintained industrial distribution/storage building with access to exterior concrete dock
- 3 - 14'x14' OHD's, 1 - 8'x8' OHD for drive-in access
- Clear height: 14'-18' clear
- Affordable lease rate; ideal for storage, distribution uses
- Limited parking available, inquire with broker for more details
- Close proximity to the Weld County Parkway 4-lane highway, US Highway 85, and US Highway 34
- Available September 1, 2026 for occupancy



SITE LOCATION

2030 E. 8TH STREET • GREELEY, CO 80631

26.2

MILES
TO LOVELAND

32.2

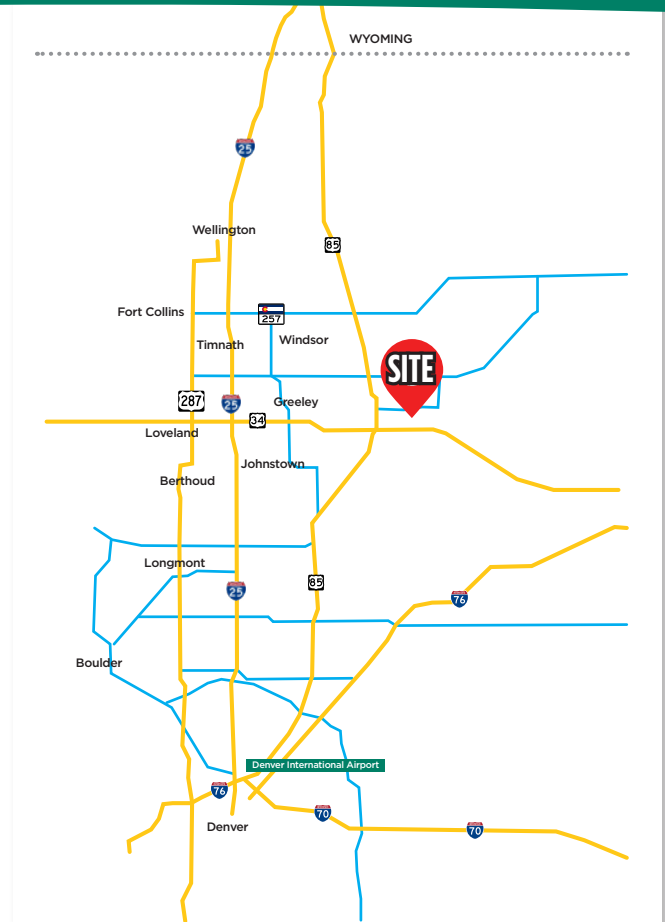
MILES
TO FORT COLLINS

53.3

MILES
TO CHEYENNE

51.1

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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