

1216 E. 18TH ST
GREELEY, CO

MASSIVE 2.3 ACRE YARD
INDUSTRIAL ZONED

(3) Overhead Drive-In Doors
(2) 12'x12' and (1) 12'x10'

14' CLEAR HEIGHT



Space Available

4,440 SF

Monthly \$11,737 Estimate

Base Rent: \$25 / SF

NNN Rent: \$6.72 / SF

2026 Estimate

LARGE WAREHOUSE WITH MASSIVE YARD SPACE FOR LEASE IN GREELEY

- Property features an office entry, warehouse space with 14' clear height and (3) drive-in overhead doors, (2) measuring 12'x12' and (1) at 12'x10' and a **2.3 ACRE YARD**.
- Conveniently located in Greeley with easy access to Highways US-85 and US-34
- Zoned Industrial in Unincorporated Weld County
- Ample parking



SITE LAYOUT

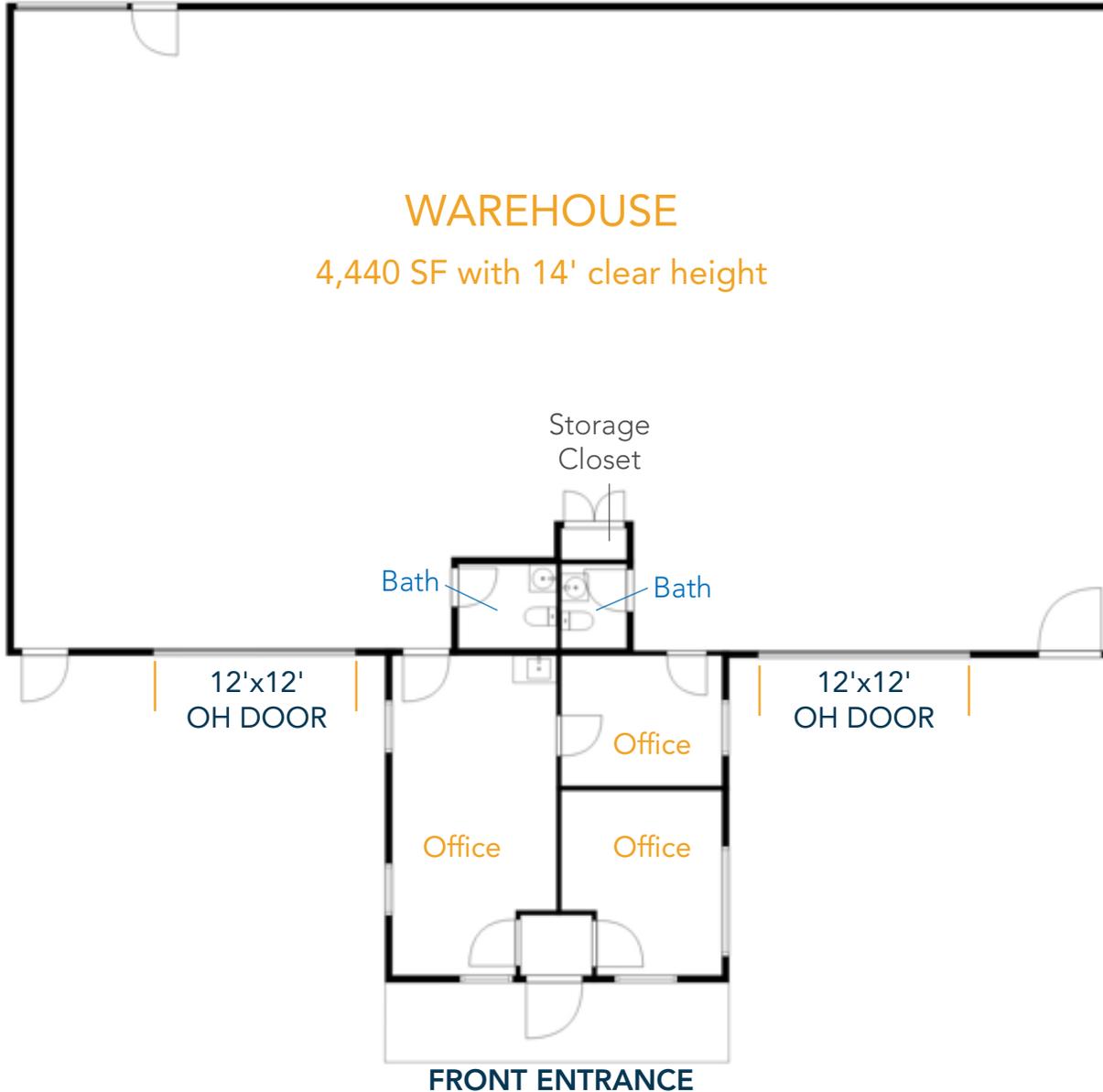


AERIAL & EXTERIOR PHOTOS



FLOORPLAN & INTERIOR PHOTOS

12'x10'
OH DOOR



AREA MAP



CONTACT: Brian Smerud • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com