

FOR LEASE

6.6 ACRE YARD AVAILABLE



INDUSTRIAL
10,000 SF - 63,187 SF

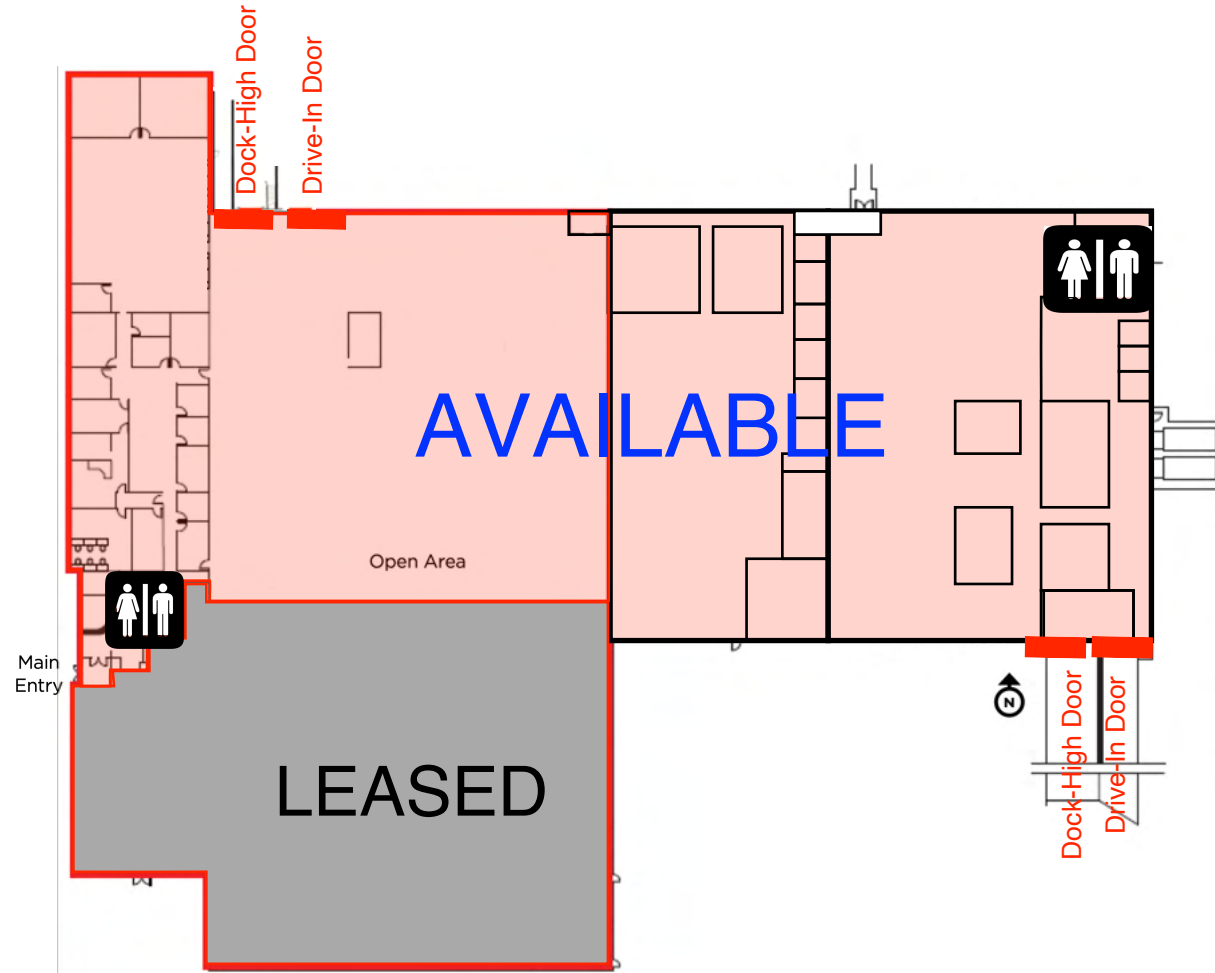
244 DUNDEE AVE,
GREELEY, CO 80634

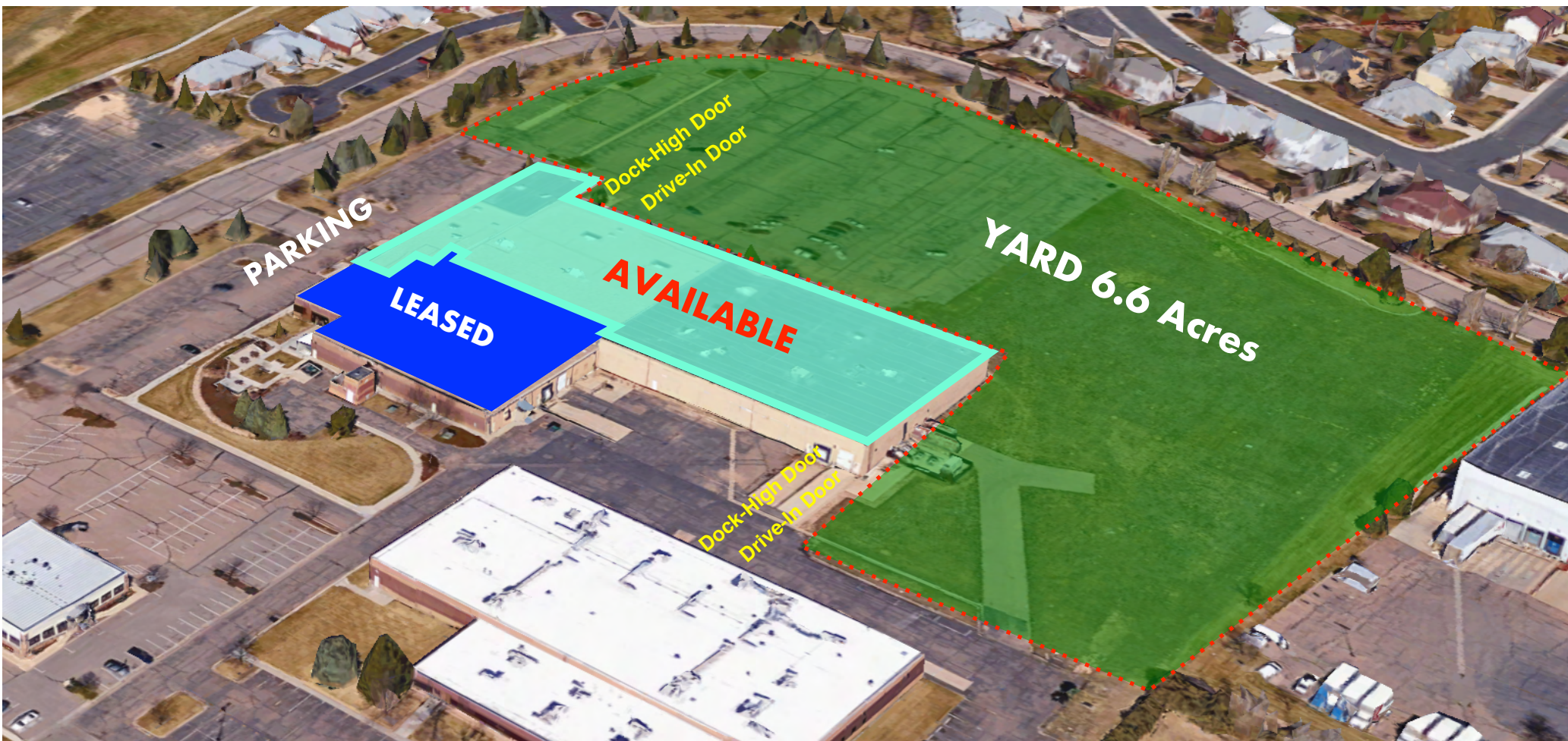
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Denver, CO 80246

LEASE SUMMARY

STARTING RENT	\$7.85/SF NNN (without yard)
LEASABLE UNITS	10,000 SF - 63,187 SF
FLEXIBLE USES	Office Warehouse Manufacturing R&D
CAM	\$4.97/SF
YARD	YES - Customizable 6.6 Acres
LOT SIZE	12.09 Acres
ELECTRICAL POWER	800 Amps of 277/480 V 3-phase
COLUMN SPACING	30' x 50' & 40' x 40'
CLEAR HEIGHT	15' - 20'
LOADING	2 Dock High & 2 Drive-In Doors (More Available)
ZONING	I-L

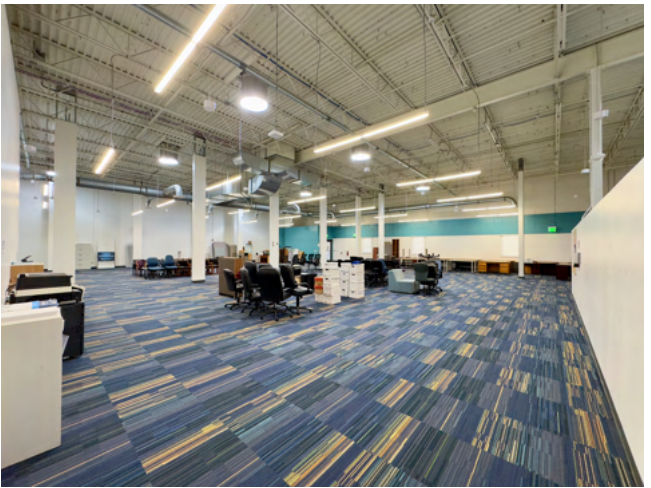




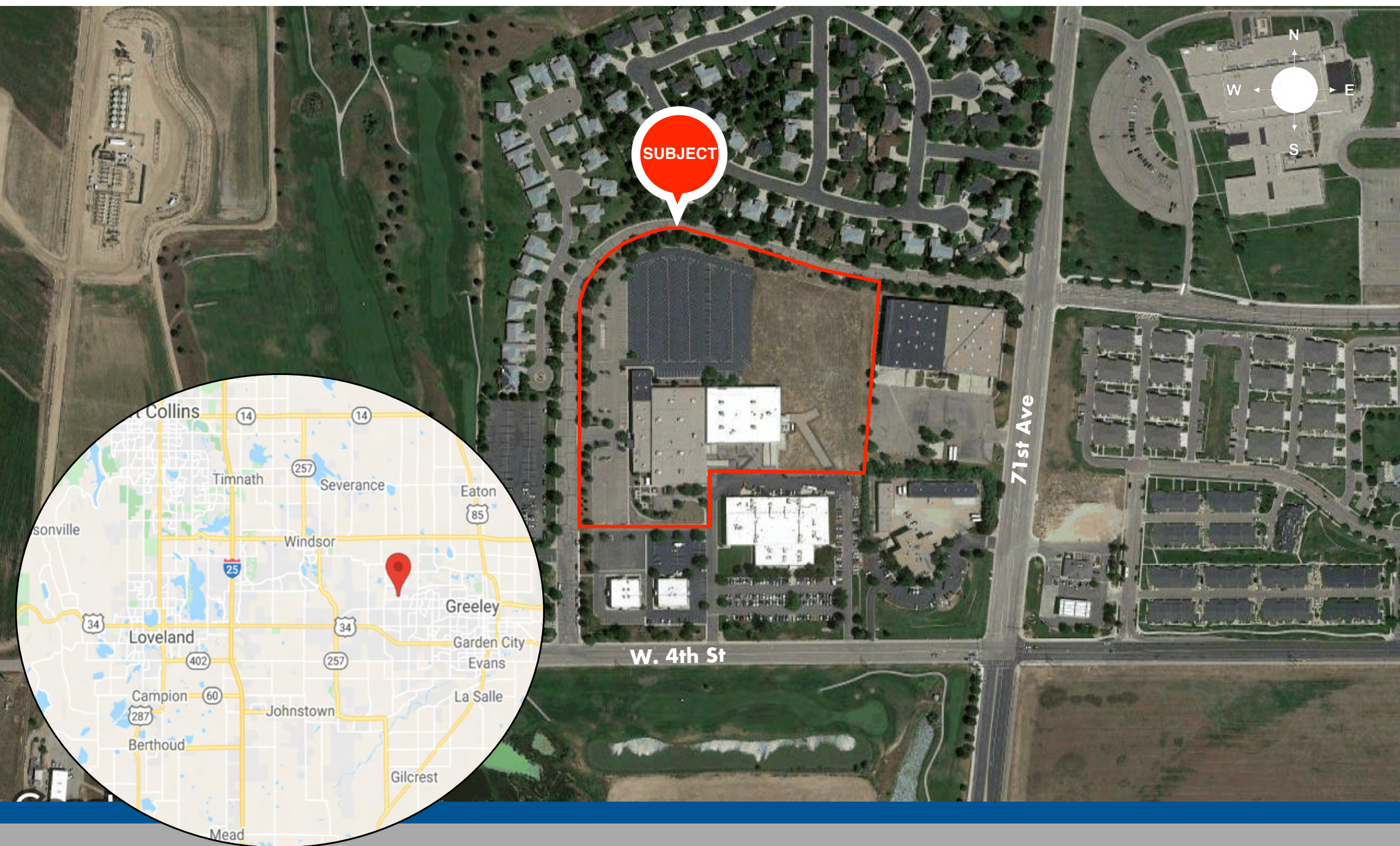
PROPERTY OVERVIEW

- ✓ Office, Warehouse, Manufacturing, R&D
- ✓ Great Location Between I-25 and Greeley
- ✓ Fully Fire Sprinklered
- ✓ Column Spacing 30' x 50' & 40' x 40'
- ✓ 800 Amps of 277/480
- ✓ Temperature Controlled Warehouse/Office
- ✓ Drive-In/Dock-High Doors
- ✓ Newer Roof
- ✓ Weld County
- ✓ Yard Available

Disclaimer: 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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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. Please do not provide any information deemed private or confidential.



LOCATION



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