

FOR LEASE

INDUSTRIAL/FLEX WITH OUTDOOR STORAGE



**103 US HWY 34
GRANBY, CO 80446**

 **12,400**
Vehicles Per Day



TOTAL BUILDING SF
13,871 SF

MIN. DIVISIBLE: 1,968 SF



SITE SIZE
~5.82 AC

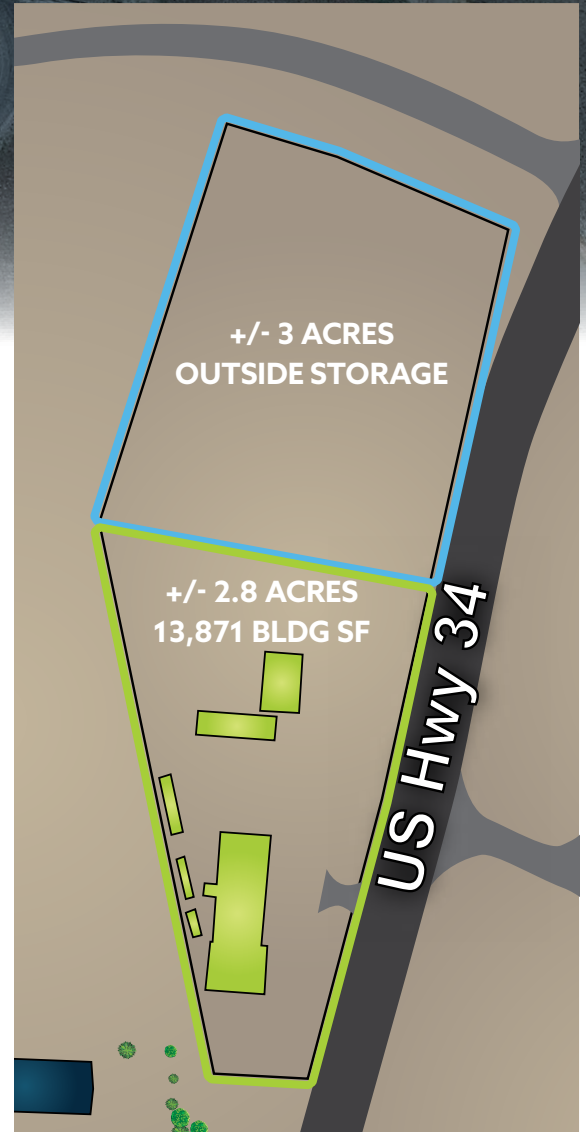


NNN LEASE RATE
\$14.00-\$17.00/SF



EXPENSES
\$4.00/SF

- » Great location in Granby just off the hard corner of US Hwy 40 and US Hwy 34
- » Buildings can be leased individually
- » +/- 3 Acres outside storage can be leased separately (Contact broker for pricing)



RE/MAX

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+/- 3 ACRES
FUTURE SELF
STORAGE

+/- 2.8 ACRES

3

2

1

US Hwy 34

BUILDING 1

- 8,975 SF
- HEATED
- 3 OVERHEAD DOORS
ONE 14' DOOR
TWO 12' DOORS

BUILDING 2

- 2,208 SF
- NOT HEATED
- 4 BAYS
- 14' OVERHEAD DOORS

BUILDING 3

- 1,968 SF
- CLOSED ON 3 SIDES
- STORAGE SPACE FOR
APPROXIMATELY 6 VEHICLES

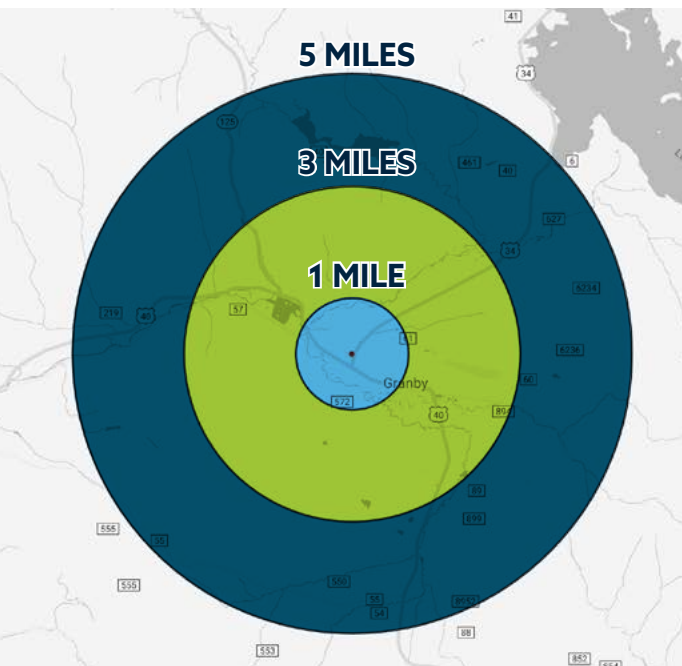
ADDITIONAL OUT- BUILDINGS

- 720 SF OF COVERED
OUTDOOR STORAGE SHEDS
- SUITABLE FOR SMALL
EQUIPMENT

103 US HWY 34, GRANBY, CO 80446



- » One large, industrial building with multiple smaller buildings
- » Fenced outside storage yard



	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	503	2,357	3,194
2023 Estimate	524	2,444	3,291
2020 Census	540	2,410	3,461
Median Age	46.0	46.2	46.2
Avg Household Size	3.6	3.4	3.0
Avg Household Income	\$188,908	\$166,592	\$123,151
EMPLOYMENT			
Businesses	18	56	57
Employees	166	653	659