



1005 N 2nd Street, Berthoud, CO 80513



OFFERING SUMMARY

SALE PRICE:	\$2,800,000
LOT SIZE:	2.01 Acres
YEAR BUILT:	1973
BUILDING SIZE:	25,962 SF
ZONING:	Commerical
PRICE / SF:	\$107.85

PROPERTY OVERVIEW

Incredible opportunity to purchase this clean, free standing industrial building with large fenced outside storage. Incredibly maintained both interior and exterior, this building could serve well as a corporate headquarters. The building has the ability to be easily converted to a multi-tenant building with 3 separate spaces each with individual electrical, gas, and water meters. Excellent facility for manufacturing with ample power and compressed air system. Four 12 x 12 overhead doors and two dock high doors. The main warehouse space currently has space built out for lab space or possible clean room options.

If outside storage is a requirement, this property has a massive amount that can be used. A portion of the yard is currently leased on a month to month basis to a tenant.

PROPERTY HIGHLIGHTS

- High Image Location
- Huge Fenced Yard
- Clean interior
- Possible lab/clean room options
- Ability to easily convert to a multi tenant building

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INDUSTRIAL FOR SALE



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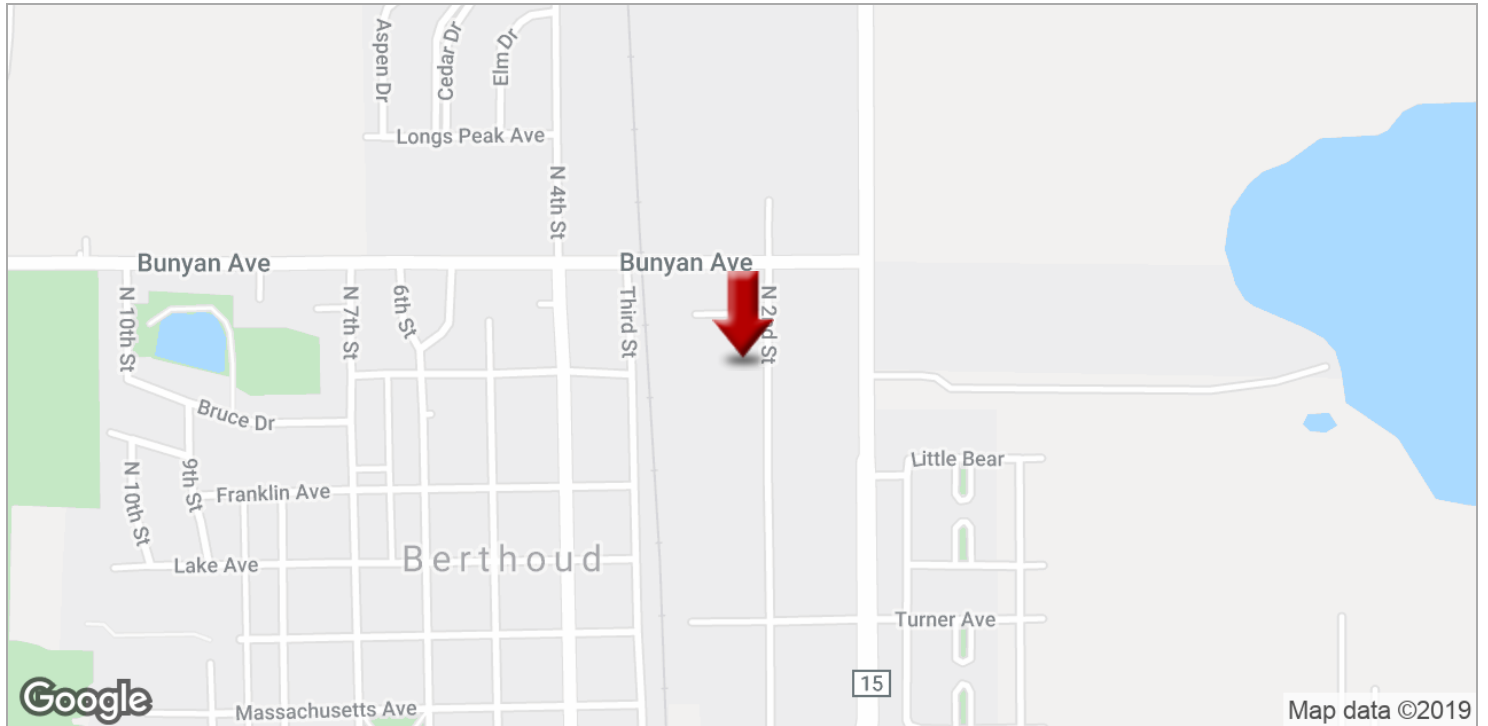
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