



210 VERSAW CT.
BERTHOUD, CO 80513

SHOP SPACE AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$949,200 (\$200/SF)

LEASE RATE: \$12.00/SF NNN | NNN'S \$4.96/SF



PROPERTY HIGHLIGHTS

Building Size: 4,746 SF

Units:

Unit A - 1,500 SF

Unit B - 1,500 SF

Unit C - 1,746 SF

Loading:

(2) 10'x10' OHDs

(1) 8'x8' OHD

YOC/YOR:

1984/2001

Ceiling Height:

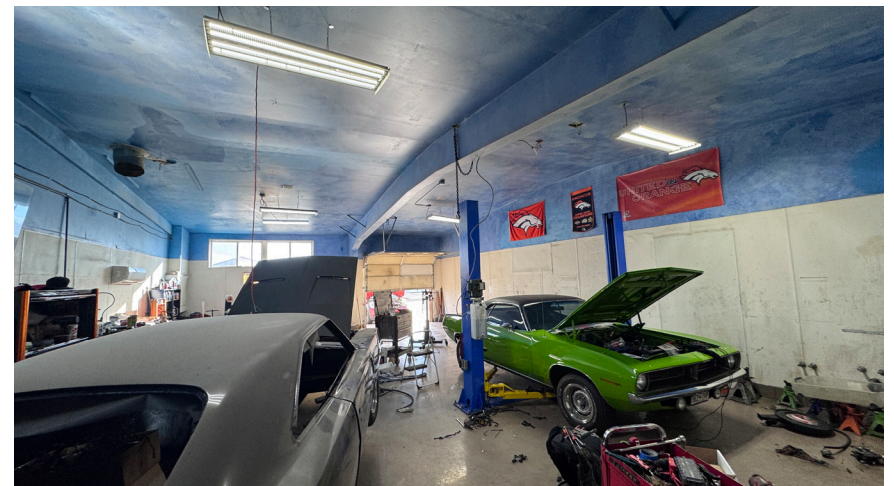
11' - 13'

Zoning:

M2 - Industrial
Town of Berthoud



210 Versaw Court in Berthoud, Colorado is an industrial property available for sale or lease, offering a versatile layout. Located in a quiet commercial area with convenient access to Highway 287 and nearby amenities, the property provides ample on-site parking and a professional setting ideal for owner-users or investors seeking a stable, adaptable asset in a growing Northern Colorado market.





210 VERSAW CT., BERTHOUD, COLORADO 80513

FLOOR PLAN
4,746 TOTAL SF



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