

**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**

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

Building Size: 4,746 SF

Units: Unit A - 1,500 SF  
Unit B - 1,500 SF  
Unit C - 1,746 SF

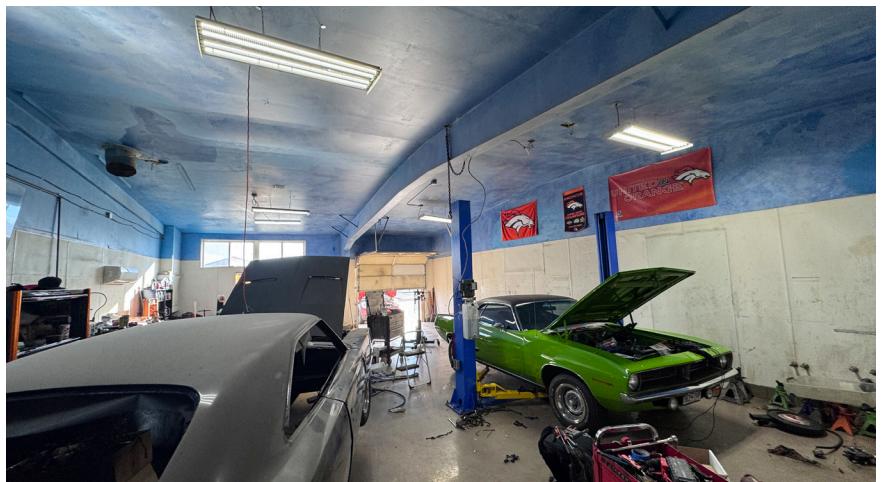
Loading: (2) 10'x10' OHDs  
(1) 8'x8' OHD

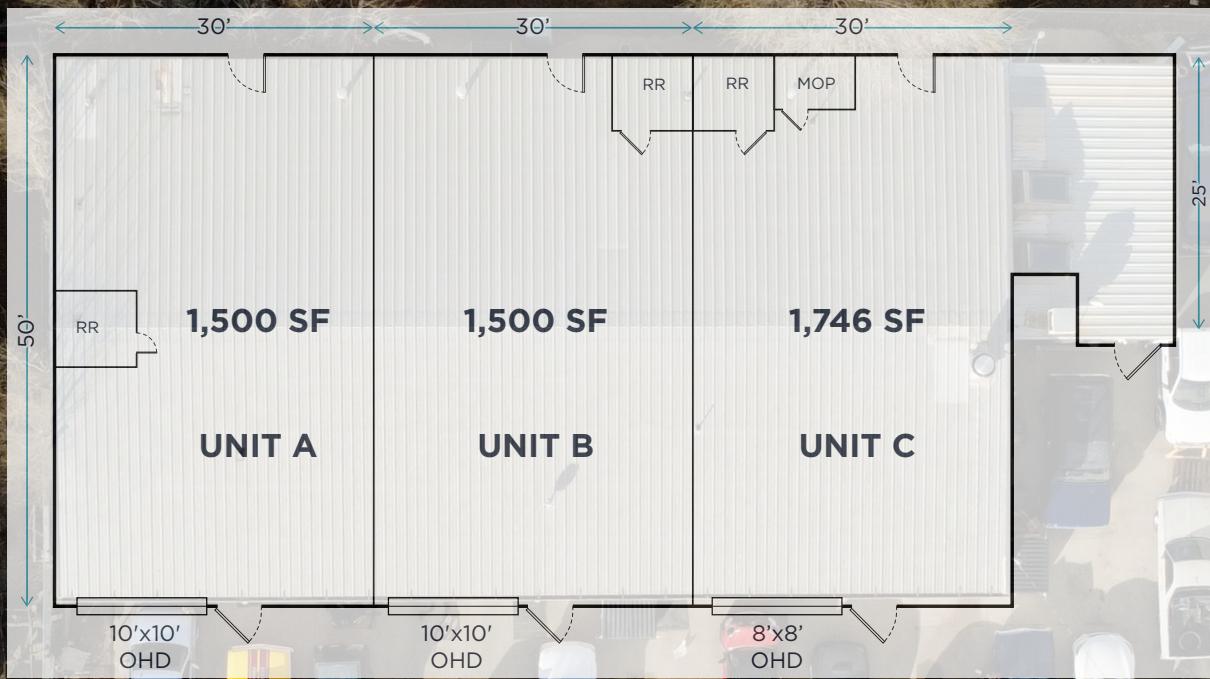
YOC/YOR: 1984/2001

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.





FLOOR PLAN  
**4,746 TOTAL SF**

210 VERSAW CT., BERTHOUD, COLORADO 80513





## CONTACT

**Tyler Murray**  
Senior Director  
+1 970 267 7404  
tyler.murray@cushwake.com

**Ty Mashek**  
Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com



772 Whalers Way, Suite 200  
Fort Collins, CO 80525  
+1 970 776 3900  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE