

510 REMUDA RD
BERTHOUD, CO 80513

CUSTOMIZE YOUR FOOTPRINT
4,000–20,000 SF Available



Space Available	Lease Rate	NNN Rate
Unit A - 4,000 SF	\$11.50 SF	\$2.71/SF <i>*2025 estimate</i>
Unit A2 - 850 SF (mezz. office)		
Unit C - 4,000 SF		

INDUSTRIAL WAREHOUSE SPACES NEAR DOWNTOWN BERTHOUD

- Open floor plan warehouse with 18' clear height.
- Mix of office space and open plan warehouse.
- Unit A2 is mezzanine office space above Unit A and includes its own private bathroom.
- Unit C includes (1) drive-in door (14'x14').
- Abundance of open parking.
- Immediate access to I-25



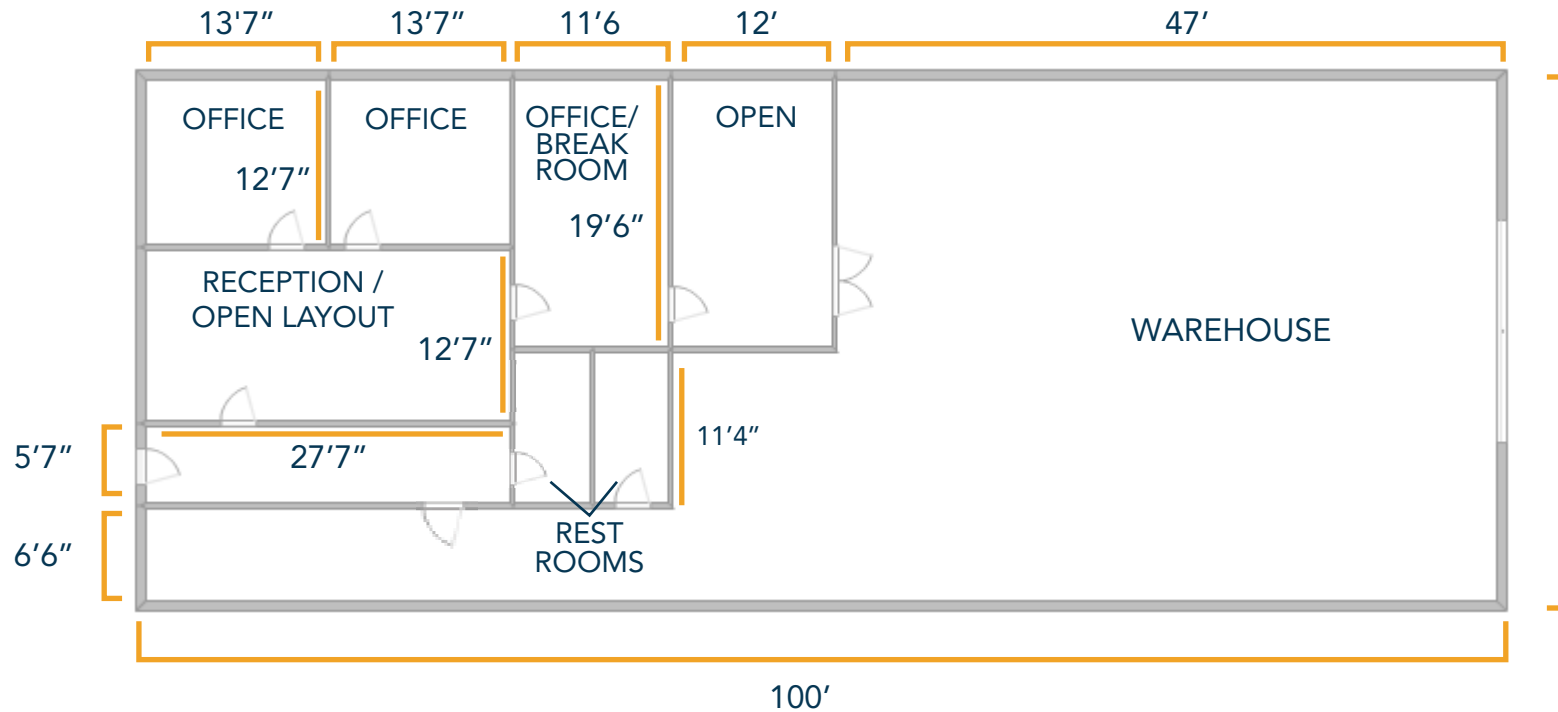
SITE OVERVIEW



PHOTOS - UNIT A

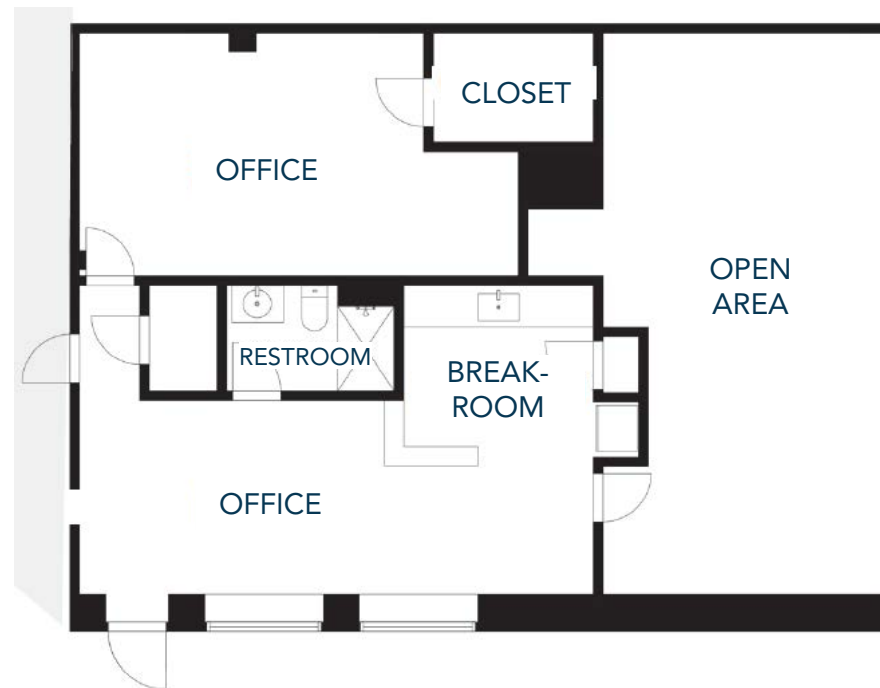


FLOORPLAN - UNIT A



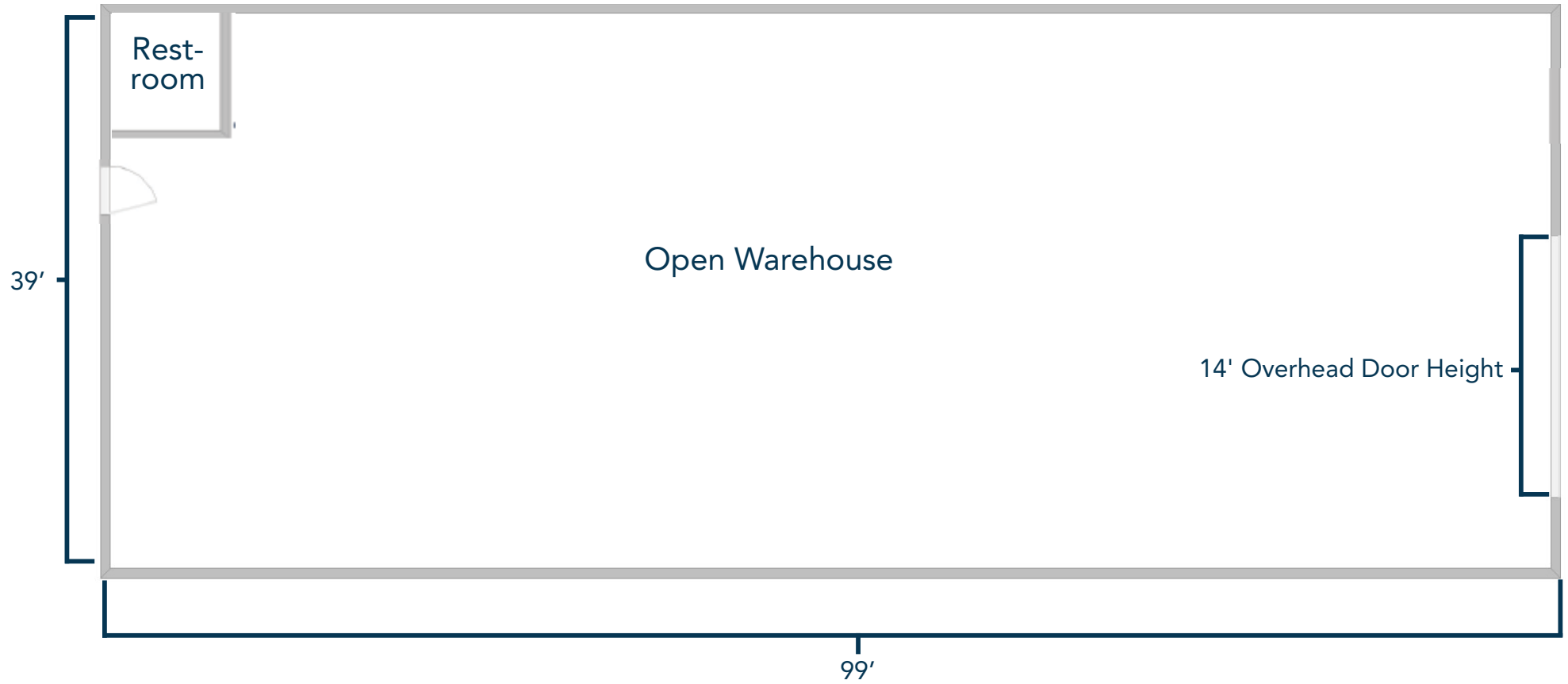
waypoint
REAL ESTATE

FLOORPLAN - UNIT A2, MEZZANINE OFFICE

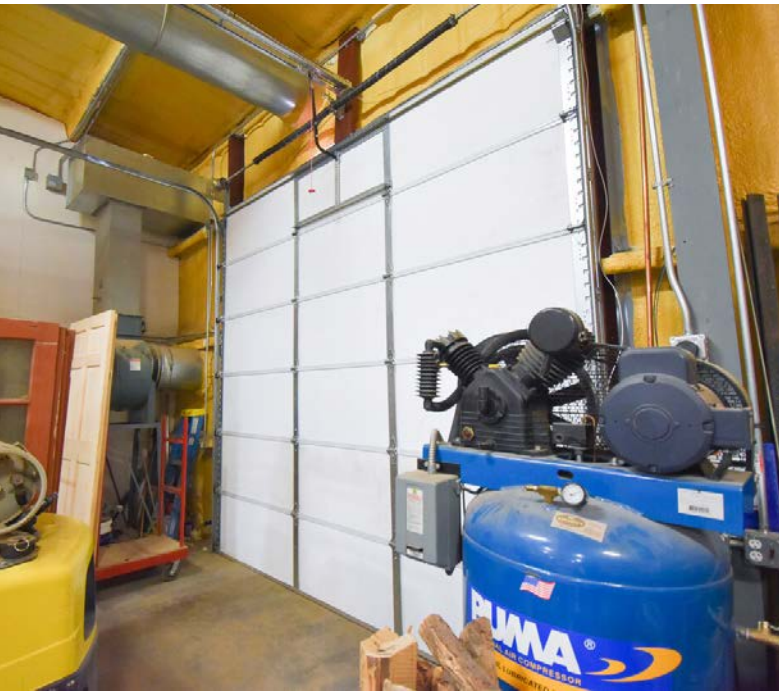


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FLOORPLAN - UNIT C



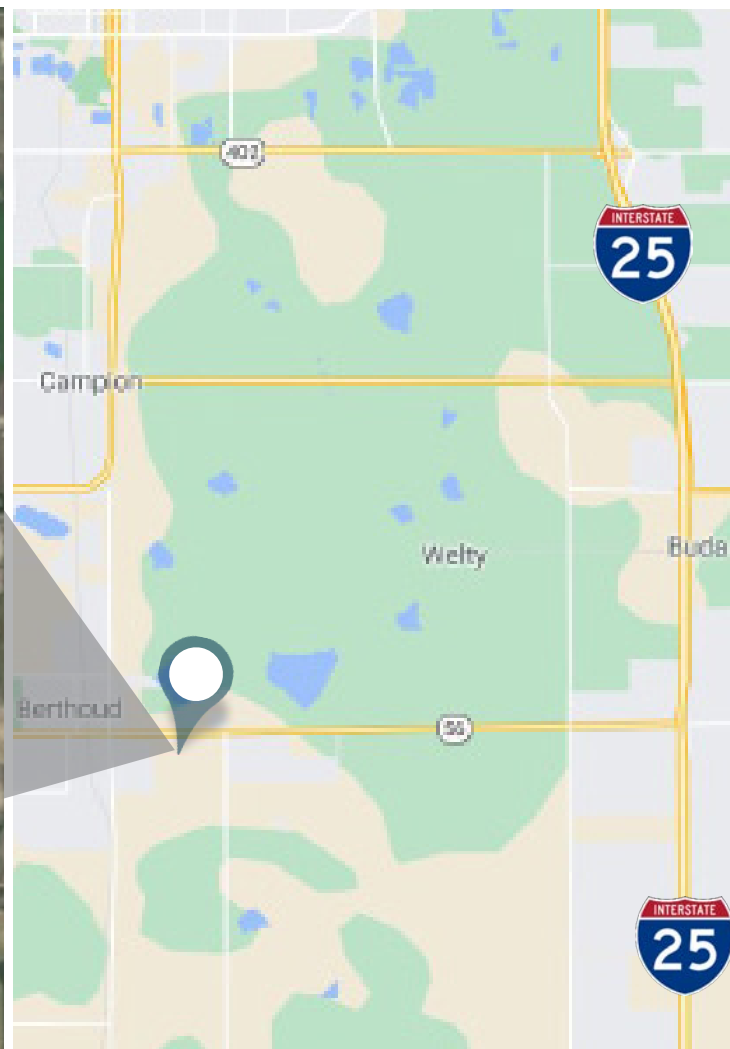
PROPERTY PHOTOS



PROPERTY AERIAL



REGIONAL MAPS



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.