

BUILD-TO-SUIT OR FOR SALE

1835 61st Avenue
Greeley, CO

COMMERCIAL LOT BUY OR LEASE-TO-SUIT OPPORTUNITY

LOT AVAILABLE

LOT 5

FOX RUN BUSINESS PARK

SF AVAILABLE

66,342 SF

1.52 AC

PRICE

\$425,000

\$6.42/SF

LEASE RATE: TBD, DEPENDENT ON BUILDING PLAN / COST DETAILS



FEATURES:

- Platted, permit-ready lot in desirable west Greeley with streets and utilities adjacent to lot; can accommodate two buildings/uses of 4,000 sf+ each
- Zoning: "C-L", City of Greeley; ideal for office, medical, light retail and personal services
- Part of Fox Run Business Park and common areas managed by association
- Close to the future site for Orthopaedic Center of the Rockies expected in 2024 and the Greeley UC Health Hospital
- Architectural services also available to qualified tenants



REALTEC
COMMERCIAL REAL ESTATE SERVICES

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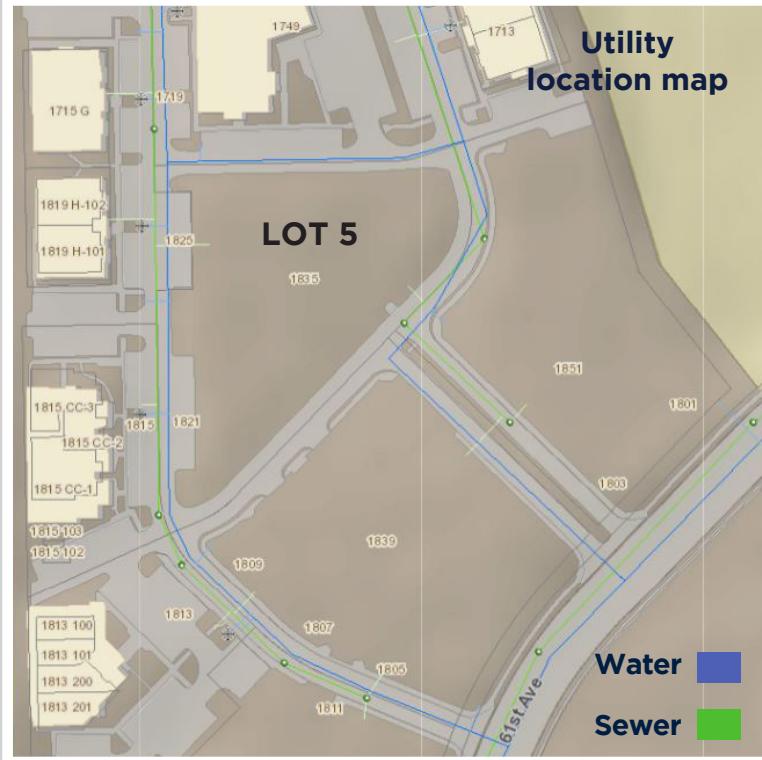
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ADDITIONAL INFORMATION

Existing Offices of Fox Run Business Park



GREELEY, COLORADO

111,977 POPULATION

Land Area (mi²) **48.9 sq mi**

2,292 People per sq mi

 **32mi** from Fort Collins

49.86mi from Cheyenne, WY

49.55mi from Denver

FOR ADDITIONAL DEVELOPMENT INFORMATION, VISIT GreeleyGov.com/Services/CD

Fort Collins

712 Whalers Way, Bldg. B, Suite
300 Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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