

11701 W 24th St

GREELEY, COLORADO 80634



Lease Rate: Call Broker

Size: ±8,139 SF

- 2 Newly Constructed Building Shells
- Each side is divisible to 1,300 or 3,900 SF
- Tenant Can Select the Interior Design Finishes
- 2 Separate Drive Thrus - One for each building
- Perfect Location for a Restaurant, Coffee Shop or Bank
- Traffic Count: 12,000 VPD
- Near the Pepsi Beverages Company Distribution Center
- Effortless Access to Highway 34 & SH 257
- Zoned: Commercial

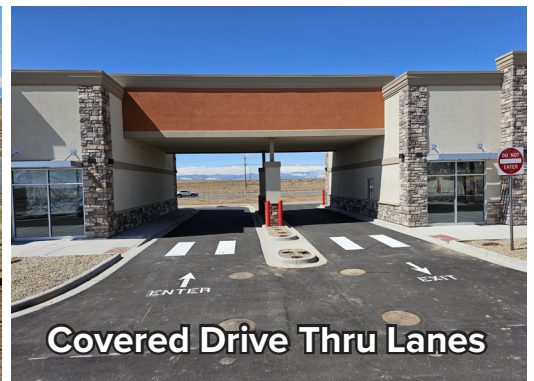
**North Side
Leased!**



2 Buildings with a Connecting Canopy over 2 Drive Thru Lanes



**North Building with
Drive Thru Lane**



Covered Drive Thru Lanes

Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

Jessica Florez -
CP: 970-545-0709

WHEELER
Properties
ROCHE

PB Roche
2030 35th Avenue
Greeley, CO 80634
Office: 970-356-6900

Dane Roche
Dillon Roche

11705 W 24th St

GREELEY, COLORADO 80634

Lease Rate: Call Broker

Size: ±8,139 SF



Interior View of Building Shell



**South Building
Drive Thru Lane**



**Interior View of
Building Shell**



**North Building
Drive Thru Lane**

Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

Jessica Florez -
CP: 970-545-0709

WHEELER
Properties
ROCHE

PB Roche
2030 35th Avenue
Greeley, CO 80634
Office: 970-356-6900

Dane Roche
Dillon Roche