Industrial Flex/Warehouse

806 N 2nd Street | Berthoud, CO 80513

Property Details

SALE PRICE:	$1,100,000
PRICE/SF:	$147.00/SF
LEASE RATE FLEX SPACE:	$9.00/SF NNN
NNN EXP:	$2.50/SF
LEASE RATE GREENHOUSE:	$2.00/SF MG

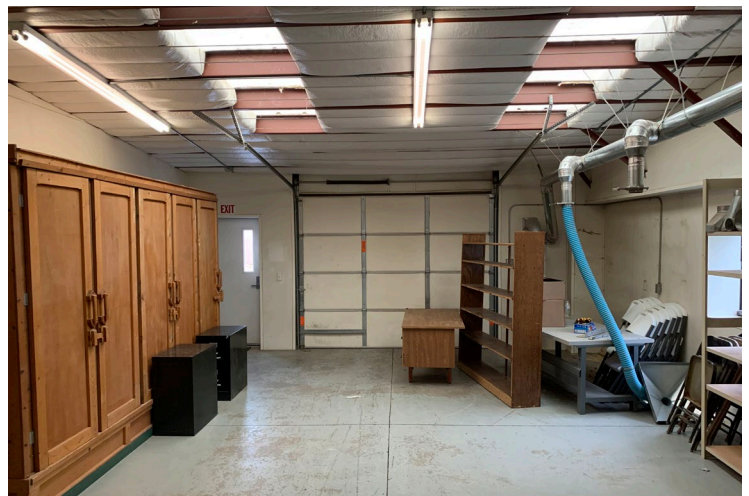|	
Total Building Size	7,472 SF
Ceiling Height	14' - 17'
Loading	Grade Level Doors
Power	3 Phase
Zoning	Light Industrial - Berthoud
Fully Equipped Greenhouse	11,252 SF

FOR SALE OR LEASE

CBRE

LOCATION OVERVIEW

Located in Berthoud, Colorado, this property is approximately halfway between the cities of Fort Collins and Denver, Colorado along the Front Range Urban Corridor. The town of Berthoud is a Statutory Town in Larimer and Weld counties located in the north central part of the state.
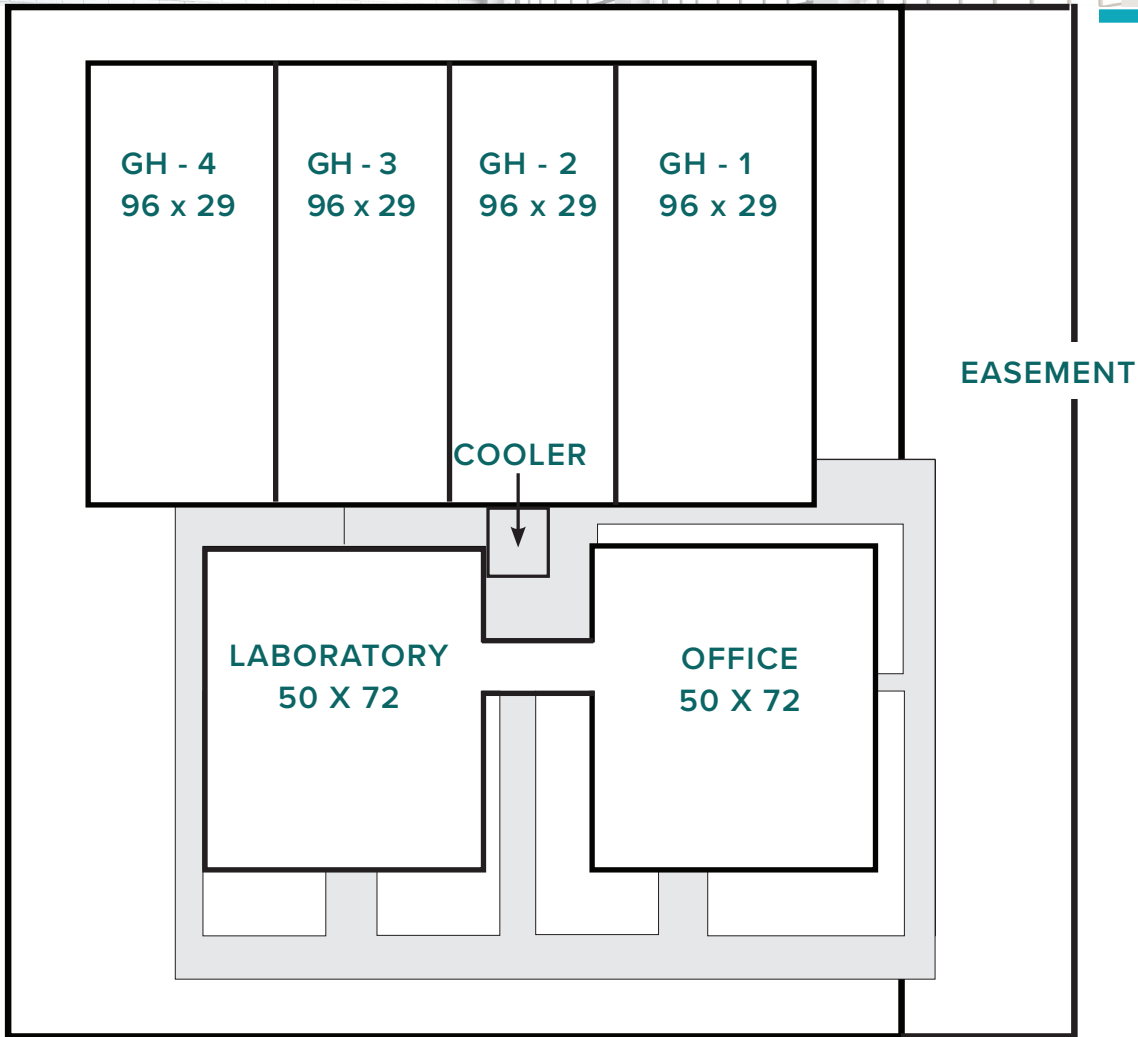
Berthoud is an ideal spot in the Front Range with easy access to I-25, I-70 and I-80. It is located between the campuses of Colorado State University and the University of Colorado – two innovation-focused and technology powerhouses that spin off dozens of companies annually.

Berthoud is the home of over 300 businesses, ranging from in home product sales to large manufacturing companies.

Top Industries in Berthoud include:
Agriculture ♦ Craftsmen and Casting ♦ Energy Systems

SITE PLAN

GH - 4
96 x 29

GH - 3
96 x 29

GH - 2
96 x 29

GH - 1
96 x 29

EASEMENT

COOLER

LABORATORY
50 X 72

OFFICE
50 X 72

Please Contact:

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