

INDUSTRIAL SPACES FOR LEASE

# 113-215 6TH AVENUE

GREELEY, CO 80631



625 3RD ST.  
UNIT F

625 3RD ST.  
UNIT A

UNIT  
201-205

UNIT  
117

625 3RD ST.  
UNIT E

6TH AVENUE

**LEASE RATE: \$12.00-\$14.00/SF NNN | NNN: \$6.80/SF | AVAILABLE SIZE: 1,922-13,348 SF**

113-215 6th Avenue is located near downtown Greeley and provides easy access to Highway 85. This property offers a versatile mix of industrial, office, and outdoor storage spaces available for lease. Zoned Industrial Medium Intensity, this property would allow for uses such as automotive repair and warehouse/storage. Please contact the listing brokers for additional information.

UNIT	SIZE	YARD	LEASE RATE
117	7,120 SF	20,000 SF	\$12.50-\$14.00/SF NNN
201-205	4,320-13,348 SF	28,900 SF	\$12.50-\$14.00/SF NNN
625 3rd St., A	2,438 SF (Office)	0.25-0.33 Acre	\$12.00-\$14.00/SF NNN
625 3rd St., E	1,922 SF (Warehouse)	0.125 Acre	\$12.00-\$14.00/SF NNN
625 3rd St., F	2,400 SF	N/A	\$8.00-\$10.00/SF NNN <i>No utilities except electric</i>

# PROPERTY PHOTOS



625 3RD ST., UNIT E



UNIT 117



UNIT 117



UNIT 117



# CITY OF GREELEY

## AREA HIGHLIGHTS

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing county in the U.S. Source: greeleygov.com

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado's high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women's soccer championship, and a women's basketball championships.

## AREA ACCOLADES

- #5 on Top Boomtowns in America 2019 (SmartAsset)
- 5th in job and economy growth and 23rd in the nation WalletHub's '25 fastest-growing cities in the U.S
- Finalist two years in a row for the National Recreation and Parks Association (NRPA) Gold Medal Class III Award for populations 75,001-150,000, which recognizes excellence in the field of parks and recreation nationwide
- Greeley has been ranked #8 on the 2019 Best Small Real-Estate Market study(WalletHub)
- Weld County has been named the 6th Fastest Growing County in the Country (24/7 Wall Street)



Total Population (2023)

**112,242**



Total Households

**39,346**



Median Household Income

**\$65,476**



Median Age

**32.7**



Total Square Miles

**49.1**

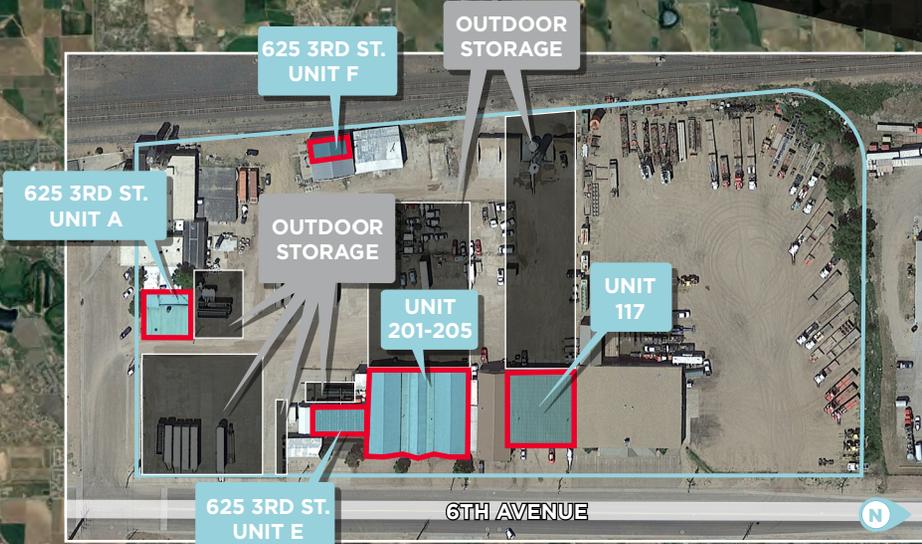


Total Employees

**47,115**

Source: ESRI, 2023





**FOR MORE INFORMATION, PLEASE CONTACT:**

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