

128 30TH ST. UNITS 2,3,4

GREELEY CO 80631



PROPERTY DESCRIPTION

Well located Industrial condos along the Hwy 85 and 34 Corridor. NNN investment offering at a 8.4% CAP rate. Could also be a great owner user opportunity. Zoned (I-M) Industrial-Medium Intensity which allows for a variety of different uses in manufacturing and distribution along with high intensity commercial uses. Large, fenced yard is great for fleet vehicles or trade equipment. Some mineral rights included in the sale. Call for additional information.

OFFERING SUMMARY

Sale Price	\$1,975,000
Building Size	12,107 SF
Price/SF	\$163/SF
Zoning	Industrial-Medium Intensity
Cap Rate	8.4% CAP

PROPERTY HIGHLIGHTS

- 3 Condo Units
- Fully Fenced Yard
- 3, 12' OH Doors and 1, 8' Dock High Door
- Quick Access to HWY 85 and HWY 34
- 15' Clear height



NICK WHITWORTH

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Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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UTILITY PROVIDERS

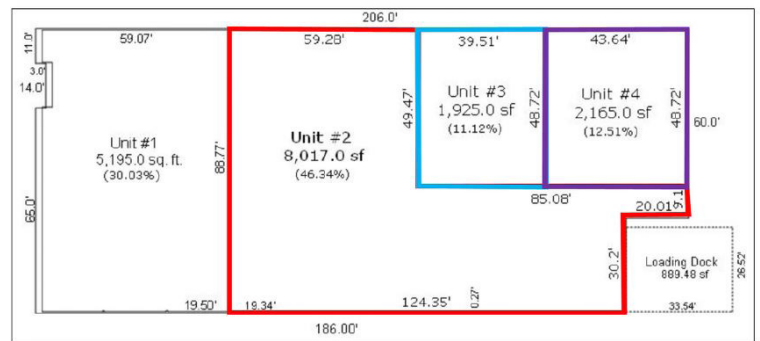
- Water – City of Greeley
- Sewer – City of Greeley
- Electric – Xcel Energy
- Gas – Atmos
- Internet – Allo

LINKS

- Land Use Code
Click/Scan to View



BUILDING / UNIT MAP



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RE/MAX
COMMERCIAL

ALLIANCE

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