

**3001 S. 23RD AVENUE**  
GREELEY, CO 80631

**WAREHOUSE SPACE FOR SUBLEASE**



**Lease Rate: \$4,000/Month/Gross**  
**Includes Utilities**

AVAILABLE APRIL 1, 2026



**CUSHMAN &  
WAKEFIELD**

# PROPERTY DETAILS



**Dock high**



**Zoning C-H Greeley**



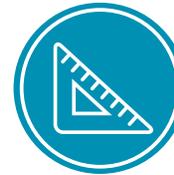
**Mezzanine space**



**Located in high  
retail traffic area**



**Ramp access with  
double man door**



**16'8" clearance;  
7'11" clearance in  
the mezz area**



**Full truck  
turnaround area  
for easy access**

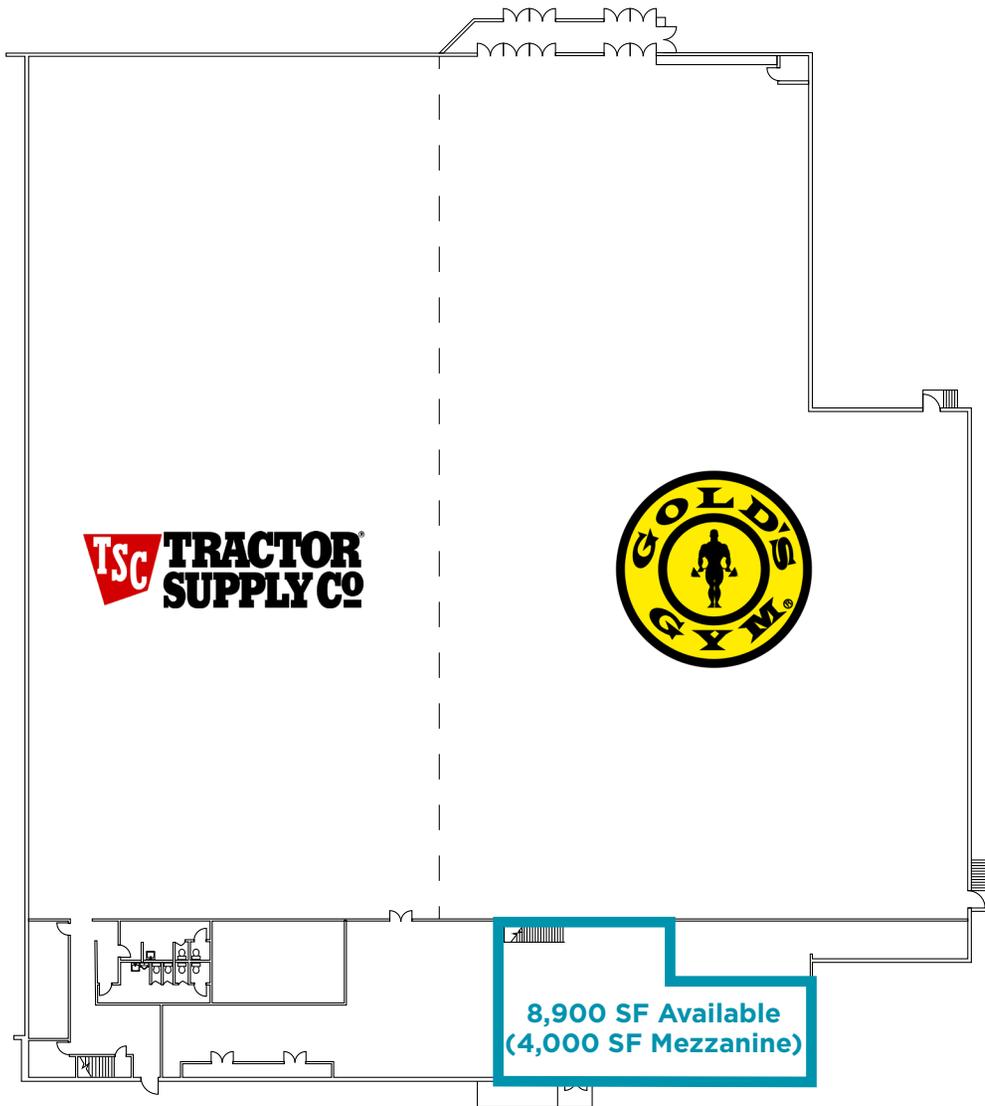
**AVAILABLE**

**8,900 SF**  
TOTAL

**4,000 SF**  
MEZZANINE

**4,900 SF**  
1ST FLOOR

# FLOOR PLAN





20TH STREET

47TH AVENUE



3001 S. 23rd Avenue  
Greeley, CO 80631



37TH AVENUE

11TH AVENUE

	1 Mile	3 Miles	5 Miles
2024 Population	18,351	106,495	147,985
2029 Pop. Projection	21,602	125,403	147,985
2024 Households	6,684	38,155	52,628
Avg. Household Income	\$68,650	\$74,629	\$80,688
<b>Source:</b> CoStar, 2024			

**FOR MORE INFORMATION PLEASE CONTACT:**

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