



BUILD TO SUIT LEASE

Transportation Drive Lots 4 & 5

26962 TRANSPORTATION DRIVE

Greeley, CO 80631

PRESENTED BY:

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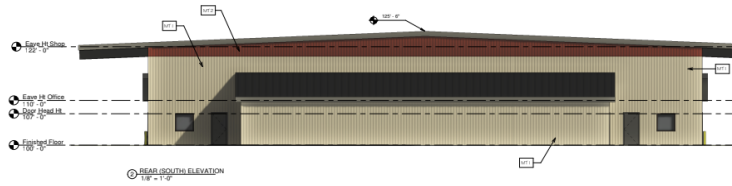
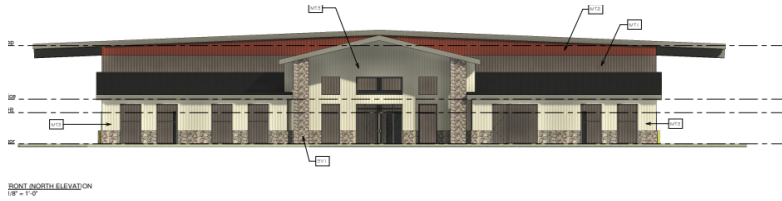
**LOTS 4 & 5
14.87 Acres**

Transportation Dr
Hwy 34 18,253 AADT

**3.4 Miles
Hwy 85**



PROPERTY SUMMARY



LEASE BUILD-TO-SUIT

LEASE RATE:	\$18 SF/Year NNN
LOT 4:	7.6 acres 25k-50k SF building
LOT 5:	7.25 acres 25k-50k SF building
LOTS 4 & 5:	14.87 acres up to 100k SF building
ZONING:	C-1 (Highway Commercial & Industrial)

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PROPERTY DESCRIPTION

Introducing 26962 Transportation Drive, Greeley, CO. This planned industrial development offers spacious 25,000 - 100,000 SF+ build-to-suit opportunity on up to 14.87 acres. There is direct access to US-34 and convenient proximity to County Road 49, this property promises high traffic exposure and unparalleled convenience for fast travel to I-76 and I-25. The strategic location and versatile space make this property an exceptional choice for businesses looking for customized, high-traffic visibility and efficient access to major transportation routes.

PROPERTY HIGHLIGHTS

- Build to Suit industrial lease opportunity
- Direct access to major major transportation routes including Highway US-34
- Truck turnarounds built into development
- High traffic exposure and signage visibility
- Well kept and attractive business park
- Versatile industrial/warehouse/distribution potential

LOT DESCRIPTIONS



LOTS 4 & 5
14.87 Acres

Can accommodate up to a 100,000 SF building

LOT 5
7.25 Acres

- Utilities to site
- Master retention (off-site)
- Can accommodate 25,000 - 50,000 SF building

LOT 4
7.6 Acres

- Level, graded, & packed
- Utilities to site
- Master retention (off-site)
- Can accommodate 25,000 - 50,000 SF building

Transportation Dr

CHAMPION X

PENSKE

Peterbilt

W CR 47

Hwy 34 18,253 AADT

34

CR 47 1/2

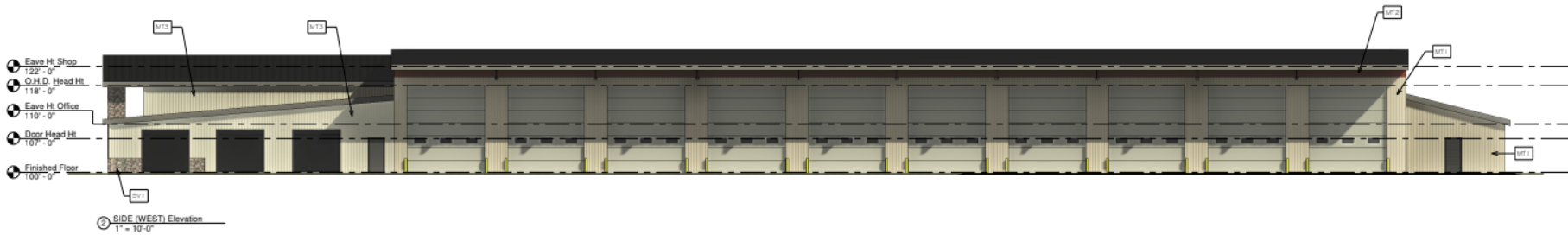
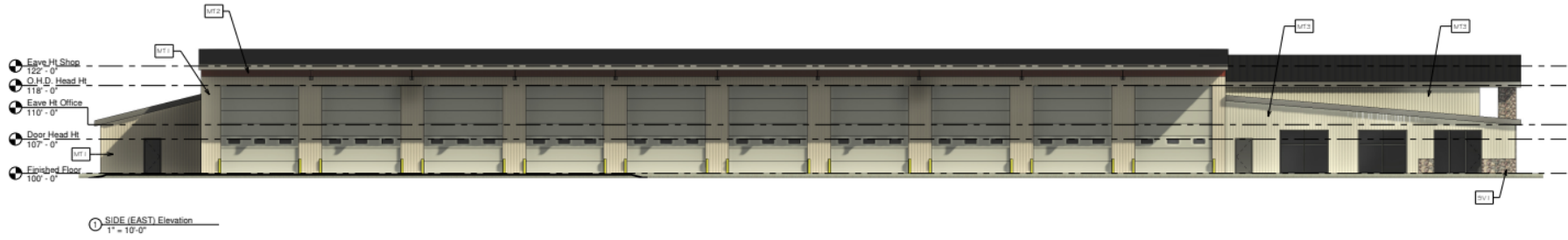
3.4 Miles to Hwy 85

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PROPOSED BUILD TO SUIT PLANS ADDITIONAL PHOTOS



ELEVATION MATERIAL KEY	
MT1	STEEL BUILDING SUPPLY INC METAL PANEL, PPM PROFILE, LIGHT STONE - RUN VERTICALLY
MT2	STEEL BUILDING SUPPLY INC METAL PANEL, PPM PROFILE, RUSTIC RED - RUN VERTICALLY
MT3	STEEL BUILDING SUPPLY INC METAL PANEL, PPM PROFILE, HOOKY CREAM - RUN VERTICALLY
SV1	SIGNATURE STONE STONE VENER, BANNSCOTT, CHATEAU, STONE
DS1	DOCKED, CHD - SLATE GRAY, OR SIMILAR COLOR
RF1	STEEL BUILDING SUPPLY INC METAL PANEL, PPM PROFILE, STANDING SEAM METAL ROOF - SLATE GRAY
WT1	TRIM, PARAPET CAP, GUTTER & DOWNSPOUTS TO MATCH MT1 - LIGHT STONE

* ALTERNATE, EQUAL MATERIAL MANUFACTURERS ACCEPTED



Markley

DESIGNS

ARCHITECTURE - PLANNING - CONSULTING
MARKLEYDESIGNS.COM

Elevations

WESTERN EQUIPMENT & TRUCK

11W 344 TRANSPORTATION CIRCLE
LOT 4
KEESBY, COLORADO

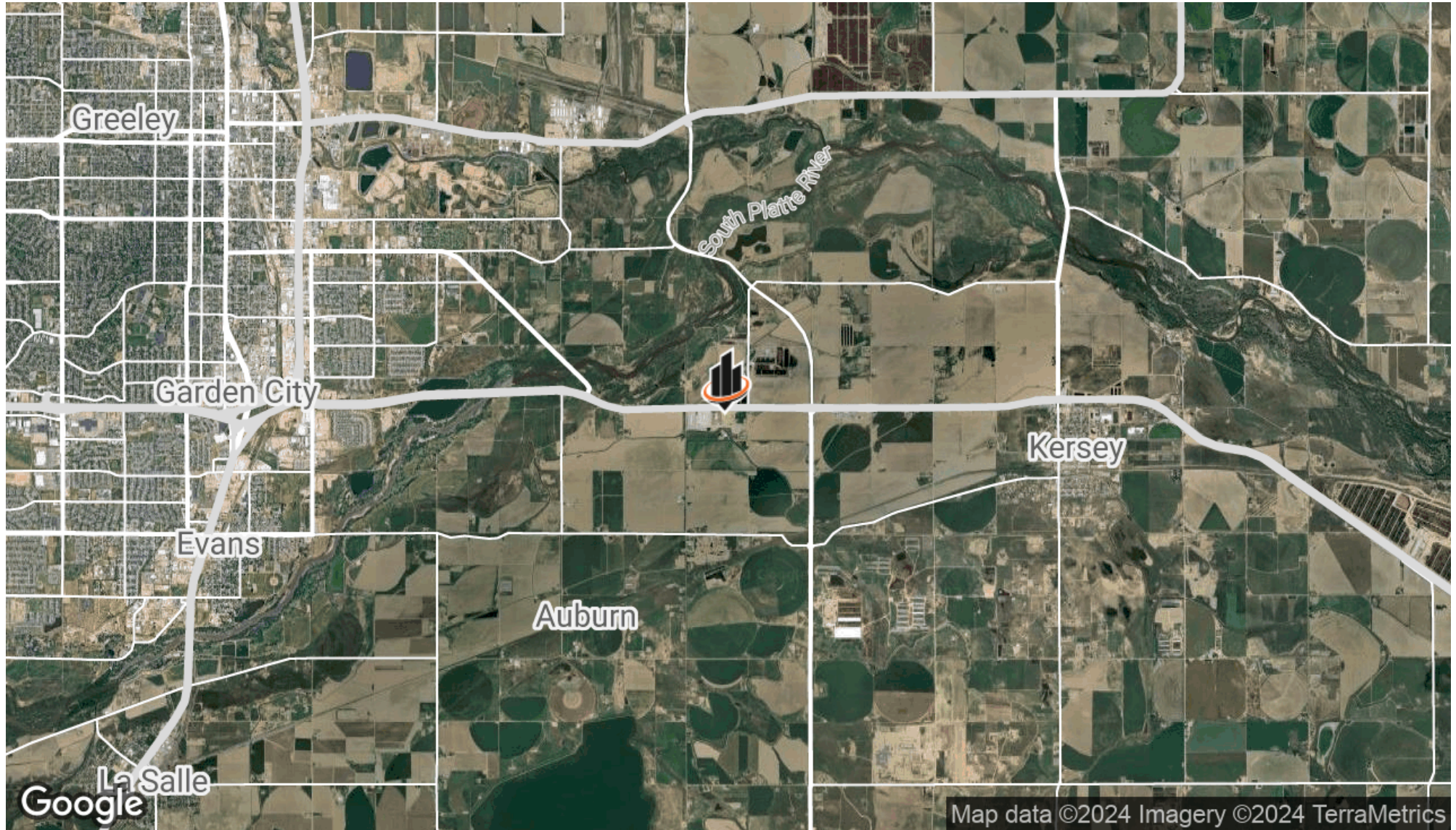
PROJECT NO:	WEST-EQ4
DRAWN BY:	ARR
DATE	10/26/2023
REVISIONS	

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

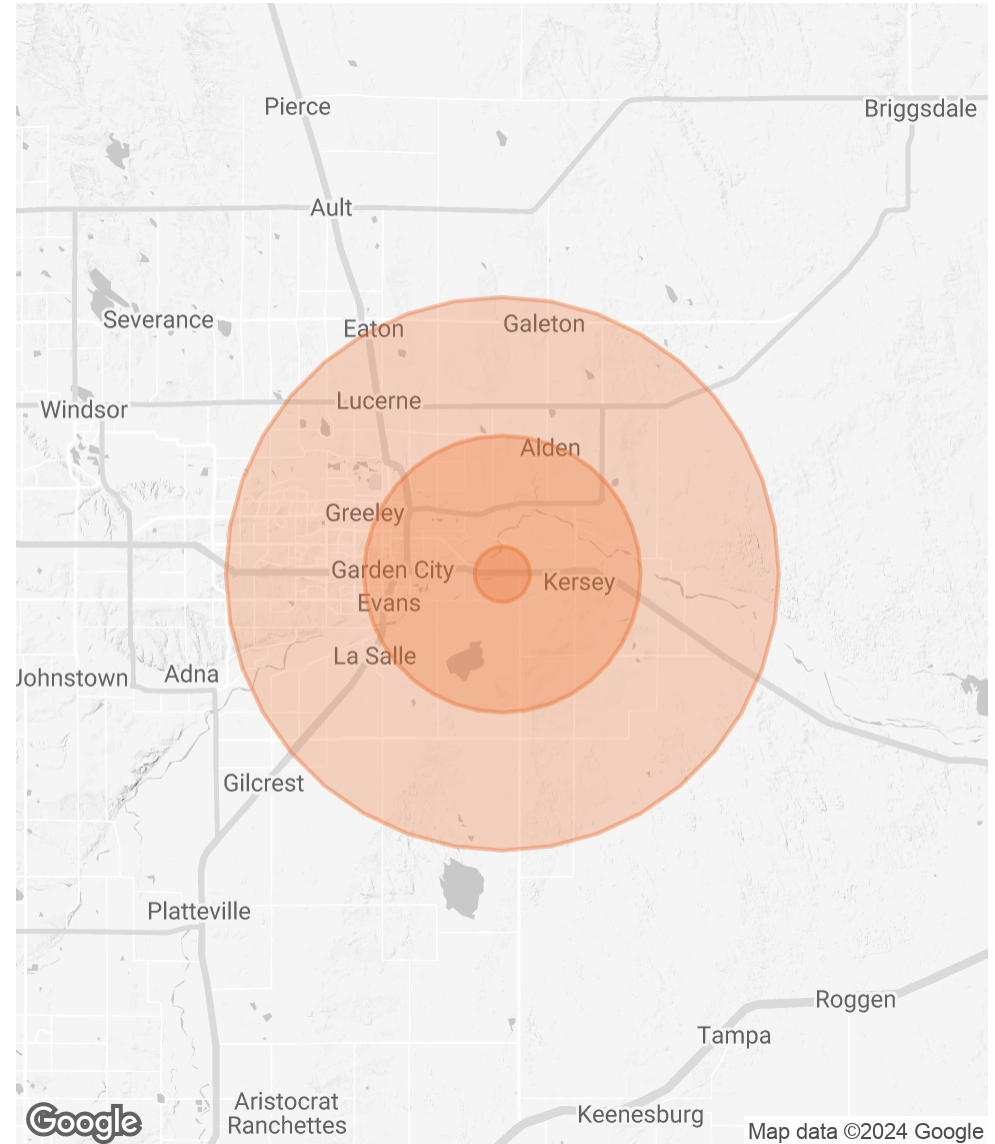
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	128	41,934	144,212
AVERAGE AGE	43.4	29.9	34.2
AVERAGE AGE (MALE)	43.0	29.2	33.2
AVERAGE AGE (FEMALE)	43.2	30.5	35.5

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	43	13,051	48,290
# OF PERSONS PER HH	3.0	3.2	3.0
AVERAGE HH INCOME	\$78,033	\$55,441	\$70,294
AVERAGE HOUSE VALUE	\$685,437	\$238,008	\$257,757

2020 American Community Survey (ACS)



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