

1537 & 1539 1ST AVE
GREELEY, CO 80631



Space Available:

6,719 SF

Sale Price:

\$925,000

LARGE INDUSTRIAL / FLEX FACILITY FOR SALE | NEAR US HWY 85

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PHOTOS & FLOORPLAN



PROPERTY DETAILS

Site Details

| | |
|----------|--|
| Zoning | I-M Greeley |
| Acres | 0.5 |
| Parcel # | 1537 - 096108123005 1539 - 096108123004 |

Utility Providers

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

Construction

| | |
|-------------------------|-------------------|
| Structure | Block |
| Total Building Size | 6,719 SF (2 Lots) |
| Building OH Door | (1) 14'x12' |
| Office Build-Out | Showroom |
| Detached Garage | 900 SF |
| OH Door Detached Garage | (2) 8'x8' |
| Power | 3-phase |
| Clear Height | Unknown |
| Restroom Count | 1 |

Systems

| | |
|-----------------|---------|
| Fully Sprinkled | No |
| Security System | Unknown |

Parking & Access

| | |
|-------------|-----|
| Fenced Yard | Yes |
| Gate Access | Yes |

Traffic Counts

| | |
|---------------|------------------------------|
| Traffic Count | 28,701 approx VPD US HWY 85* |
|---------------|------------------------------|

*Source: CoStar 2026

FOR SALE



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 [Link to Google Maps](#)

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JOSH GUERNSEY / BRIAN SMERUD / ERIK CAFFEE

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