

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*
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*Source: CoStar 2026

FOR SALE



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REAL ESTATE

JOSH GUERNSEY / BRIAN SMERUD / ERIK CAFFEE

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