



waypoint
REAL ESTATE

**3026 1ST AVE
GREELEY, CO 80631**

Space Available

6,000 SF

Warehouse: 4,200 SF

Office: 1,800 SF

Lease Rate

\$14.50/SF NNN

NNN Rate

\$4.75/SF NNN

Sale Price

\$1,185,000

**FENCED OUTSIDE
STORAGE YARD**

LARGE INDUSTRIAL SPACE WITH FENCED OUTSIDE YARD FOR LEASE

- Property features a 6,000 SF building - 4,200 SF warehouse and 1,800 SF office
- 0.7 miles to US Hwy 85 & US Hwy 34
- Zoned Industrial Medium (IM)
- (2) 12' Overhead Doors
- Fenced outside yard





PROPERTY FEATURES

- Large Fenced Outside Yard
- Drive-In Doors: (2) 12x12 OH Doors
- Building Size: 6,000 SF
- Lot Size: .58 acres



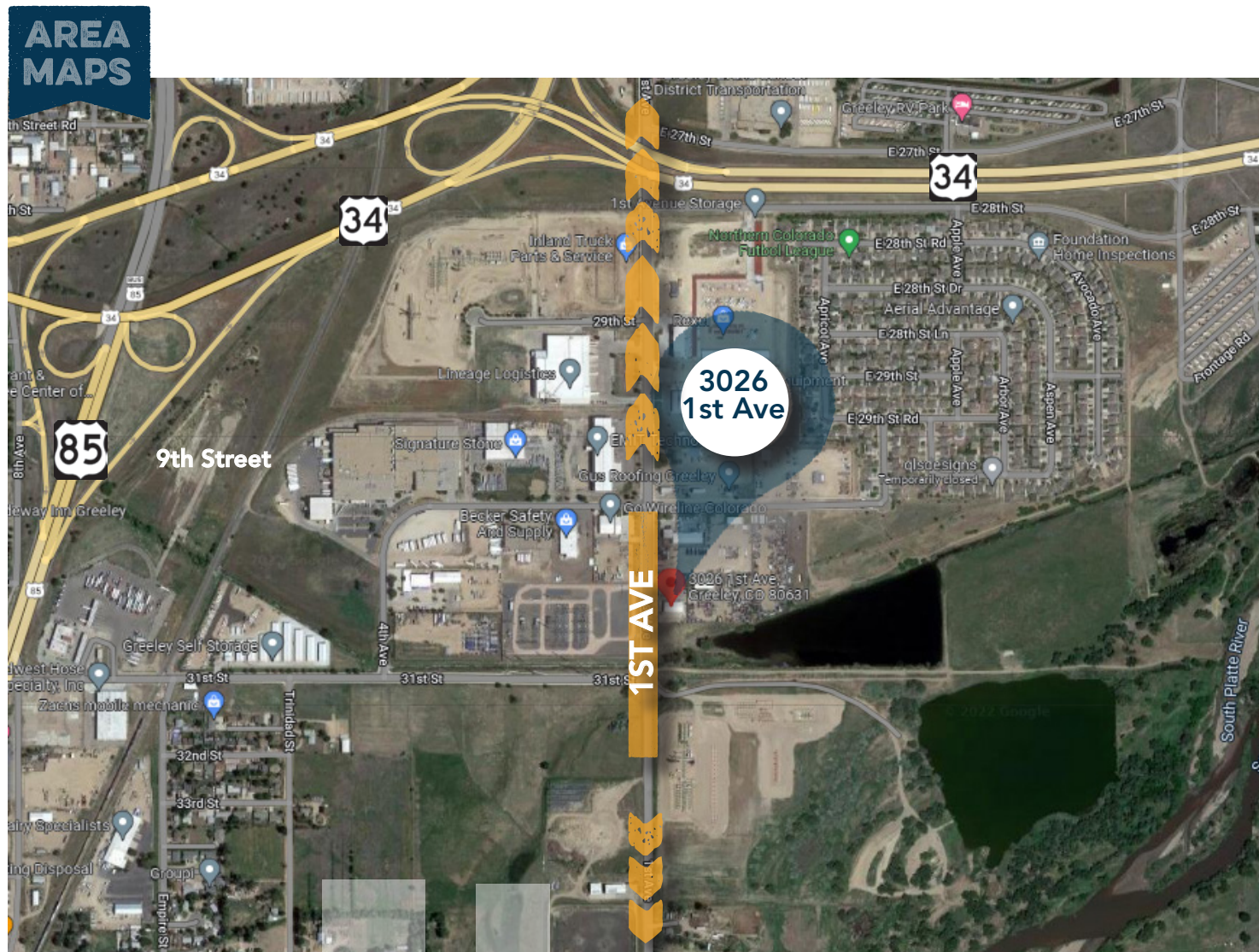


FLOOR PLAN



PROPERTY PHOTOS





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