

2336  
2337

# HIGHPOINT BUSINESS PARK

115th Avenue | Greeley, CO 80634



## AVAILABLE FOR SALE

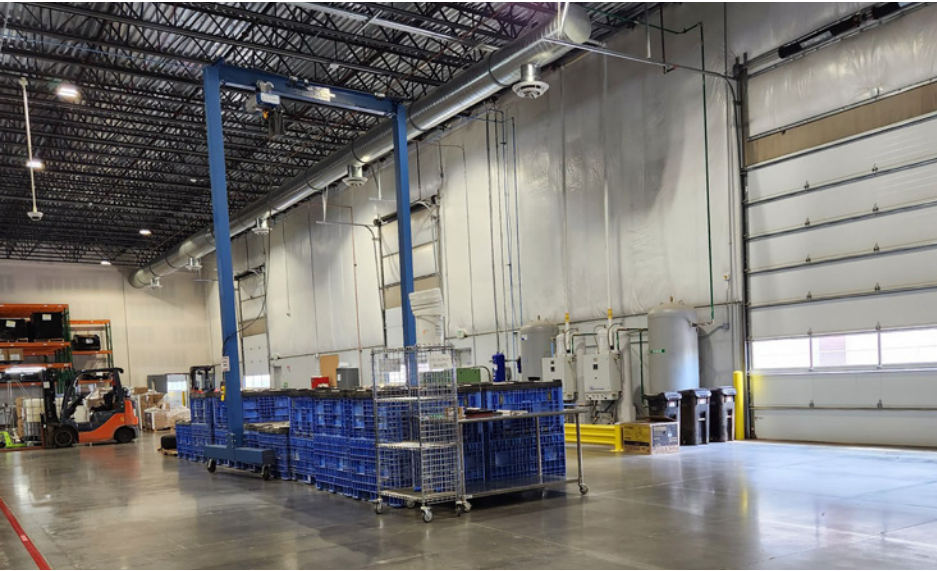
### Office/Warehouse

**Two Buildings | 61,412 SF Industrial Space for Sale**  
*(May be purchased separately or together)*

This industrial space is strategically located near the corner of Highway 34 and Highway 257 in West Greeley. These two buildings are located in Highpoint Business Park, now established as one of Greeley's premier office and industrial business parks.

2336, the 35,100-square-foot CO<sub>2</sub> extraction building is constructed on a load-bearing spread footing foundation system with site-cast concrete tilt-up wall panels. The core and shell scope of work included wet fire sprinkling, rough electrical, mechanical, and plumbing rough-in.

**CBRE**

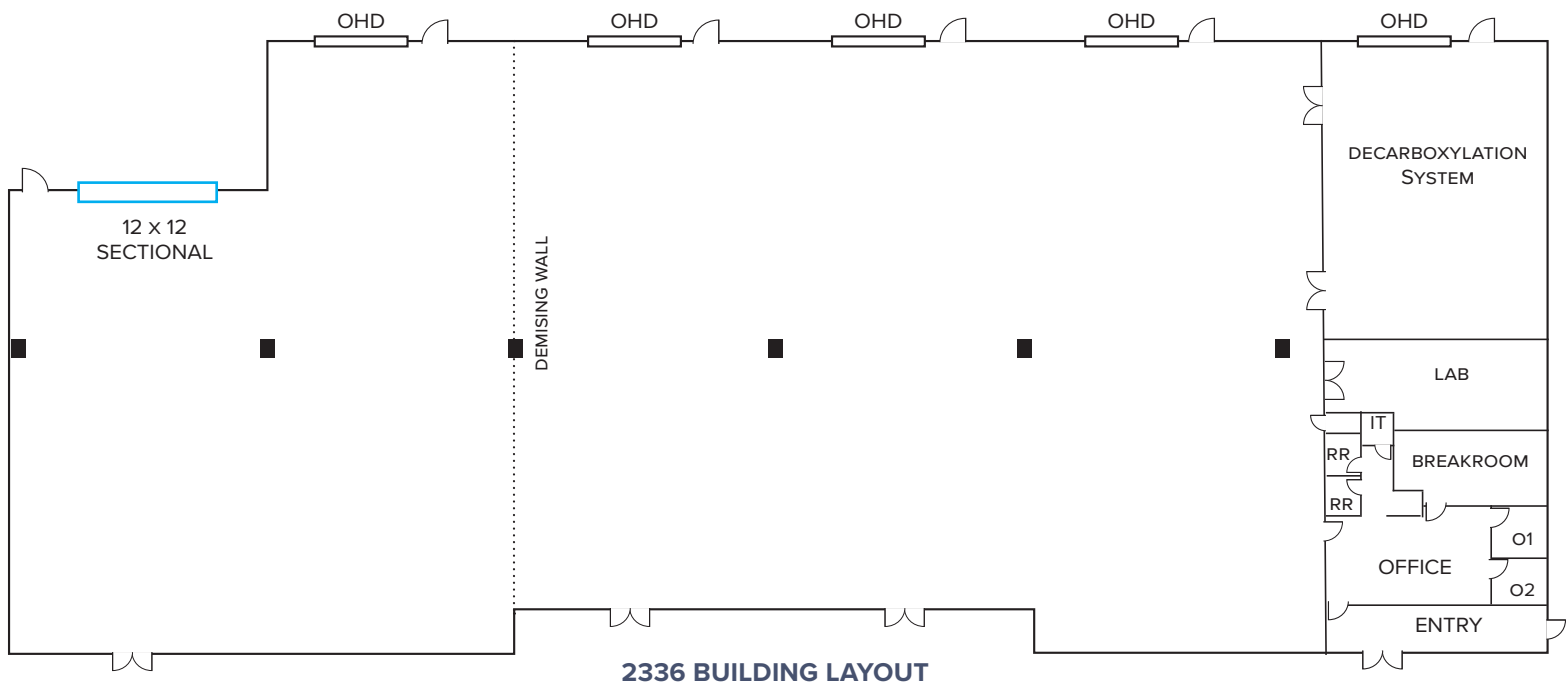


A well maintained and functional distribution building.

**SALE PRICE: \$8,775,000**

Building Size	35,100 SF
Year Built	2020
Land Area	2.48 Acres





## HIGHLIGHTS

- Fully Secured with Gated Access
- Temperature Controlled Warehouse
- 24' Clear Height
- Fully Sprinklered
- Power: 1600 amps / 480v / 3 phase
- Loading: 6 Overhead Doors
  - Two 16' x 16'
  - Four 12' x 12'

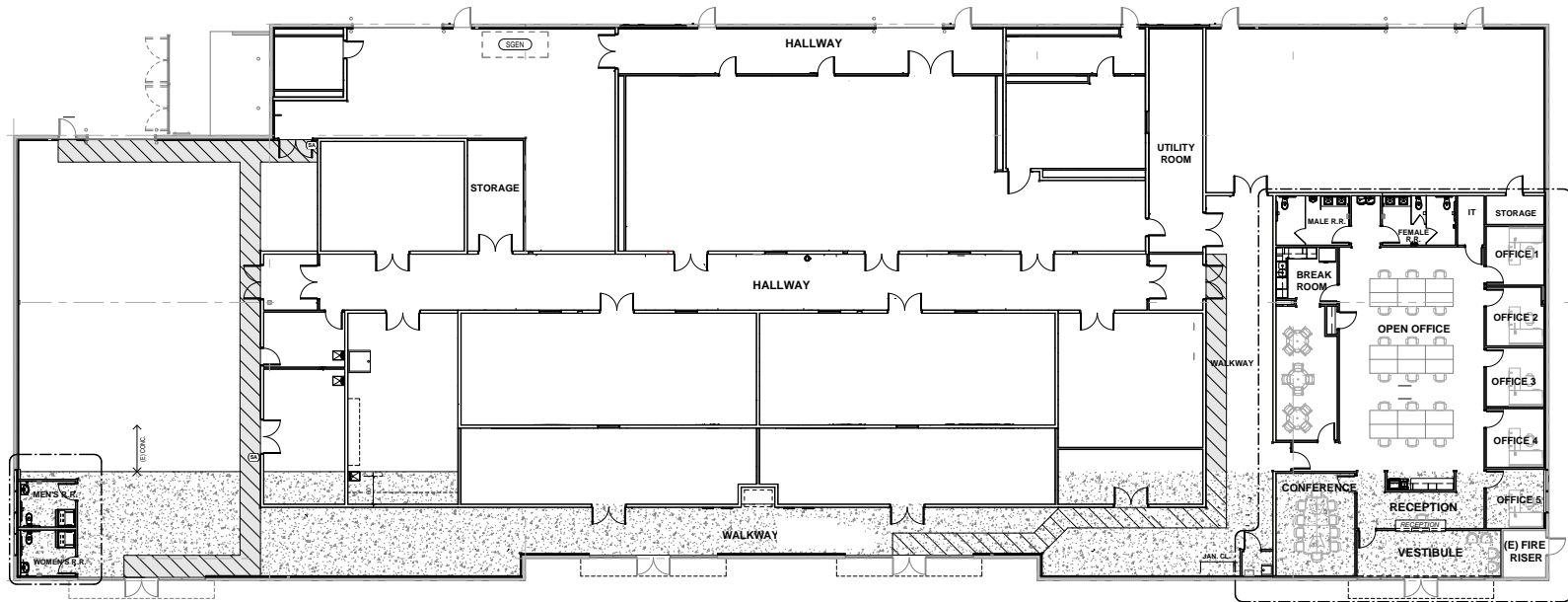




## **SALE PRICE: \$6,183,000**

Building Size	26,312 SF
Year Built	2020
Land Area	2.20 Acres





2337 BUILDING LAYOUT

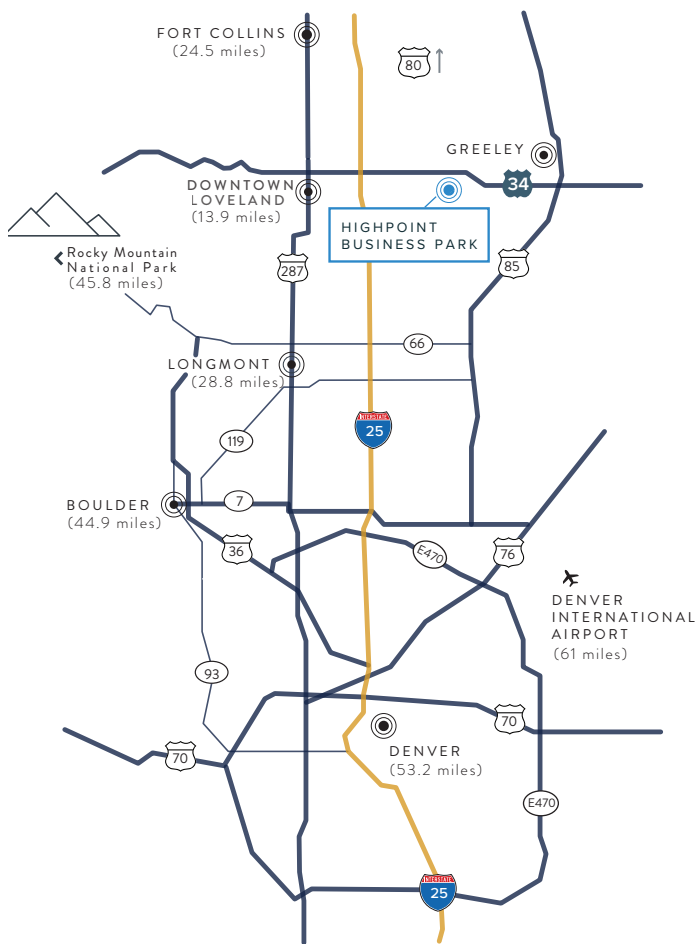
## HIGHLIGHTS

- Fully Secured with Gated Access
- Temperature Controlled Warehouse
- 24' Clear Height
- Fully Sprinklered
- Power: 2000 amps / 480v / 3 phase
- Loading: 4 Overhead Doors
  - One - 16' x 16'
  - Three - 12' x 12'



# LOCATION OVERVIEW

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With a population of about 114,833 Greeley, Colorado is a bit of a hidden gem. It's the County Seat of Weld County and the tenth most populous city in the state and is located about 54 miles northeast of Denver. Greeley is growing fast when it comes to employment opportunities, the housing market and overall livability. Greeley is home to the University of Northern Colorado - a Division 1 College.

## FOR MORE INFORMATION PLEASE CONTACT:

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