



Industrial facility with excellent visibility & convenient access

Strategically positioned at the high-visibility northwest corner of Highway 34 and 85, **2600 2nd Avenue** presents a rare opportunity to acquire a versatile industrial asset in the heart of Greeley, Colorado. This **24,767 square-foot** facility sits on a generous **7.259 acre site**, offering substantial yard space for outside storage.

Available SF	24,767 sf
Site size	7.259 acres (paved/graveled, lighted and fenced)
Sale price	\$4,100,000
Year built	1968
Clear height	18' - 22'
Loading	Nine (9) total bay doors Four (4) 14'x8' Four (4) 14'x12' One (1) 18'x18'
County	Weld
Zoning	Industrial Medium Intensity (I-M)

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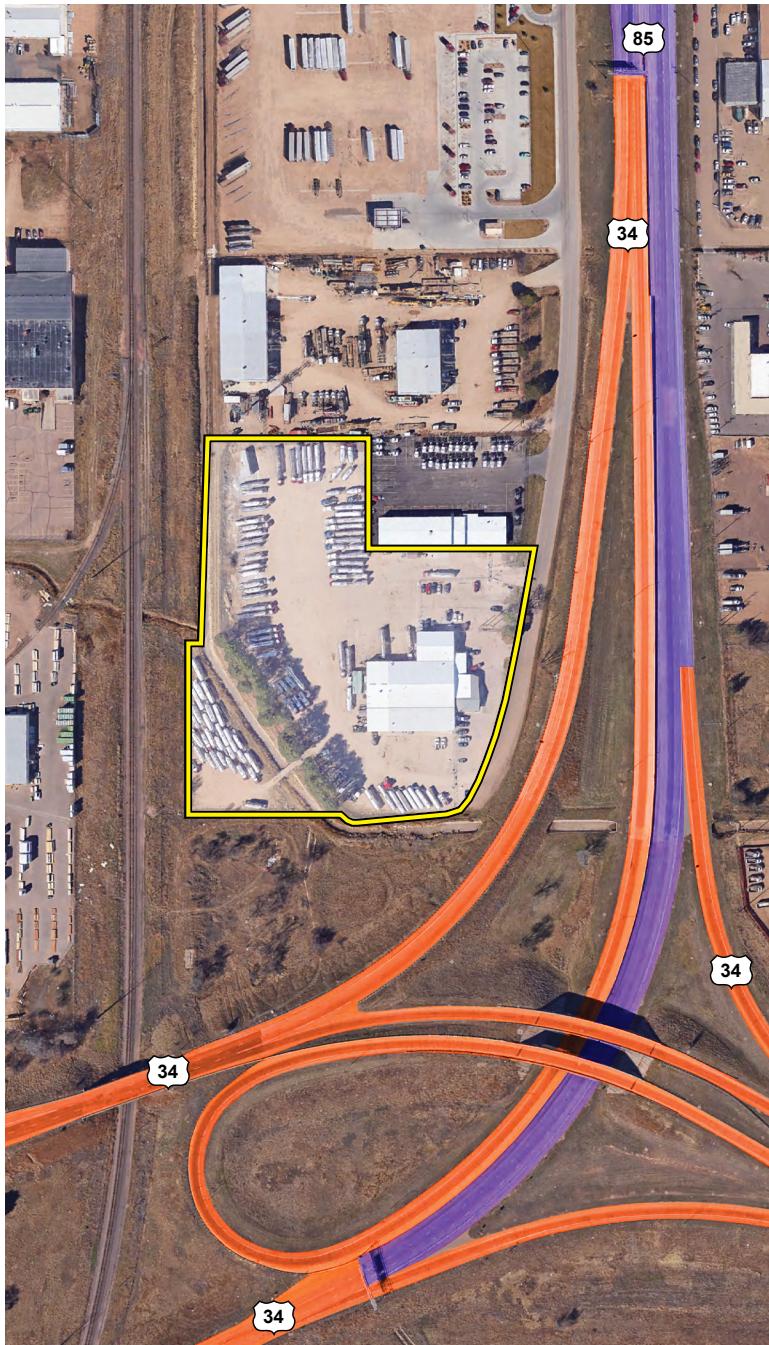
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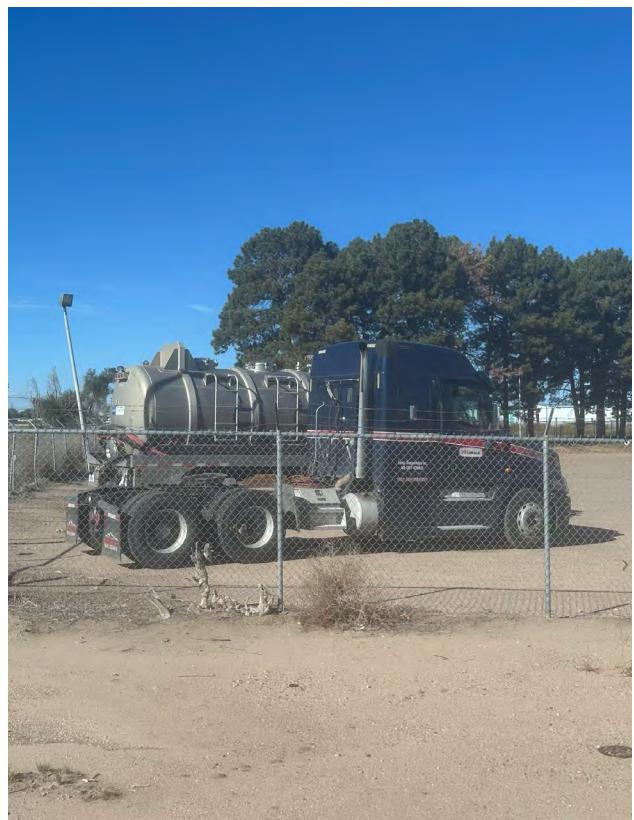
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**Get more
information**



Originally constructed in **1968**, the property features **nine oversized drive-in doors**, flexible **I-M zoning**, and excellent access to major transportation corridors. Located just **4.6 miles from Greeley-Weld County Airport**, the site is surrounded by a growing base of amenities and industrial users, making it ideal for businesses seeking operational efficiency or investors targeting long-term value. The property is well-suited for a wide range of industrial uses, including logistics, manufacturing, and service operations.

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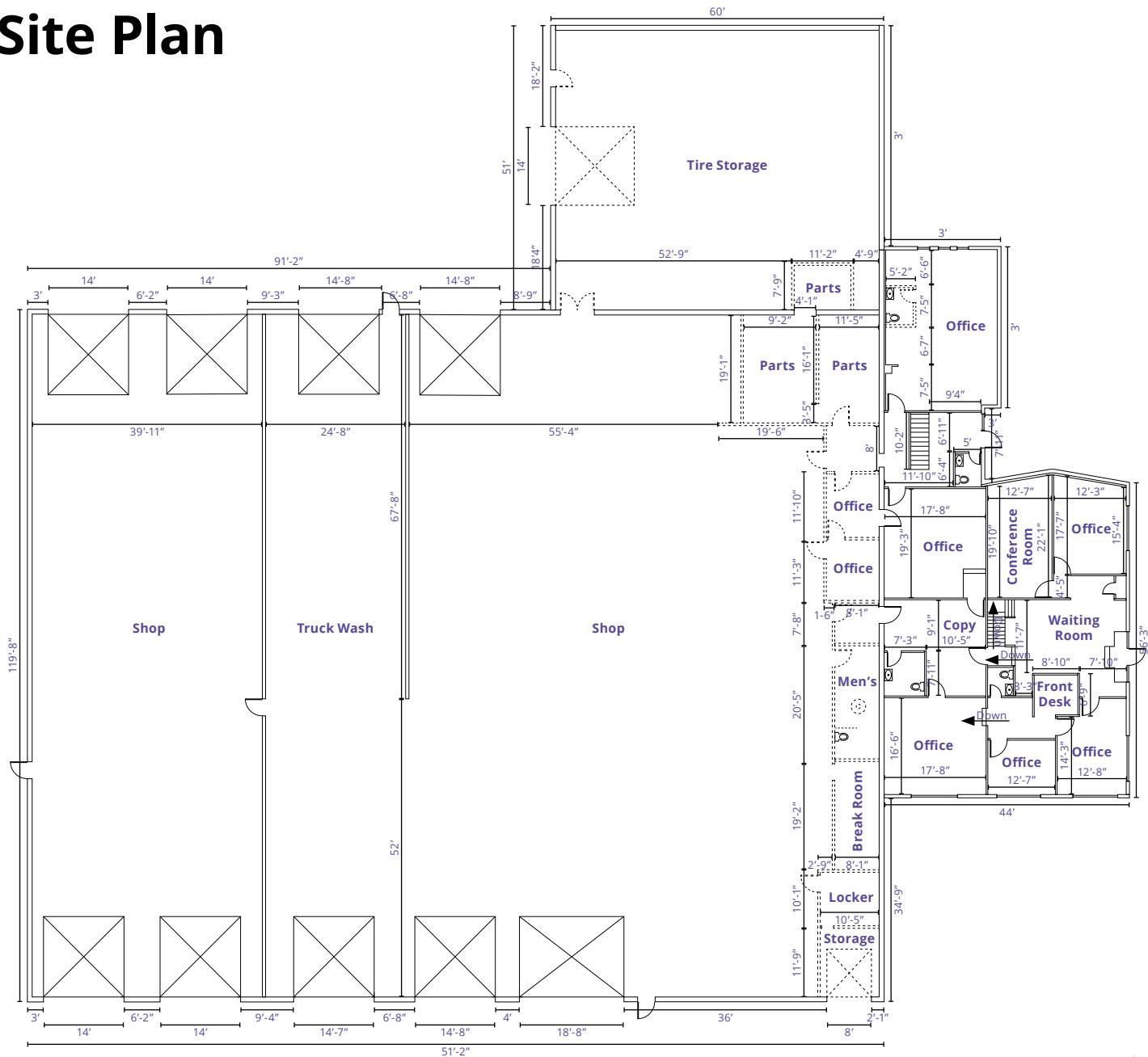
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Site Plan



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**AVISON
YOUNG**

**Ideal Owner/User Property with Outdoor Yard
or IOS Investment Opportunity**

2600 2nd Avenue
Greeley, CO 80631



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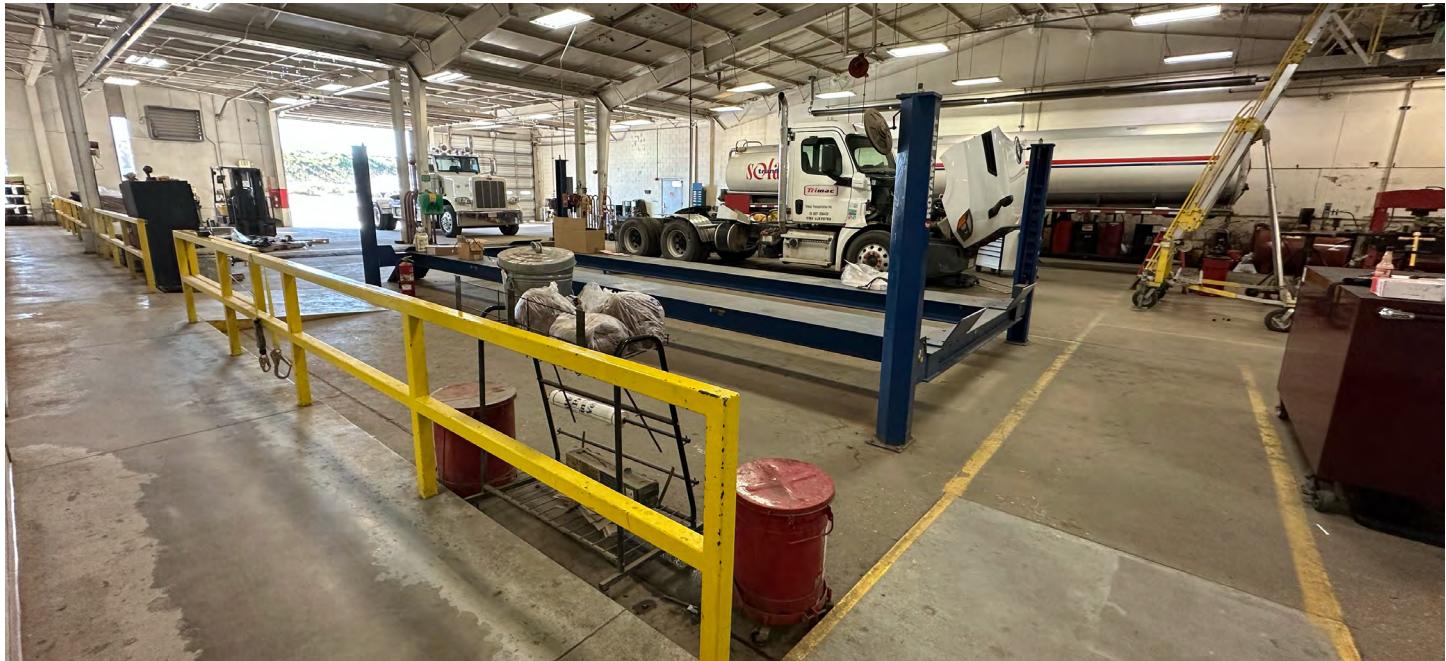
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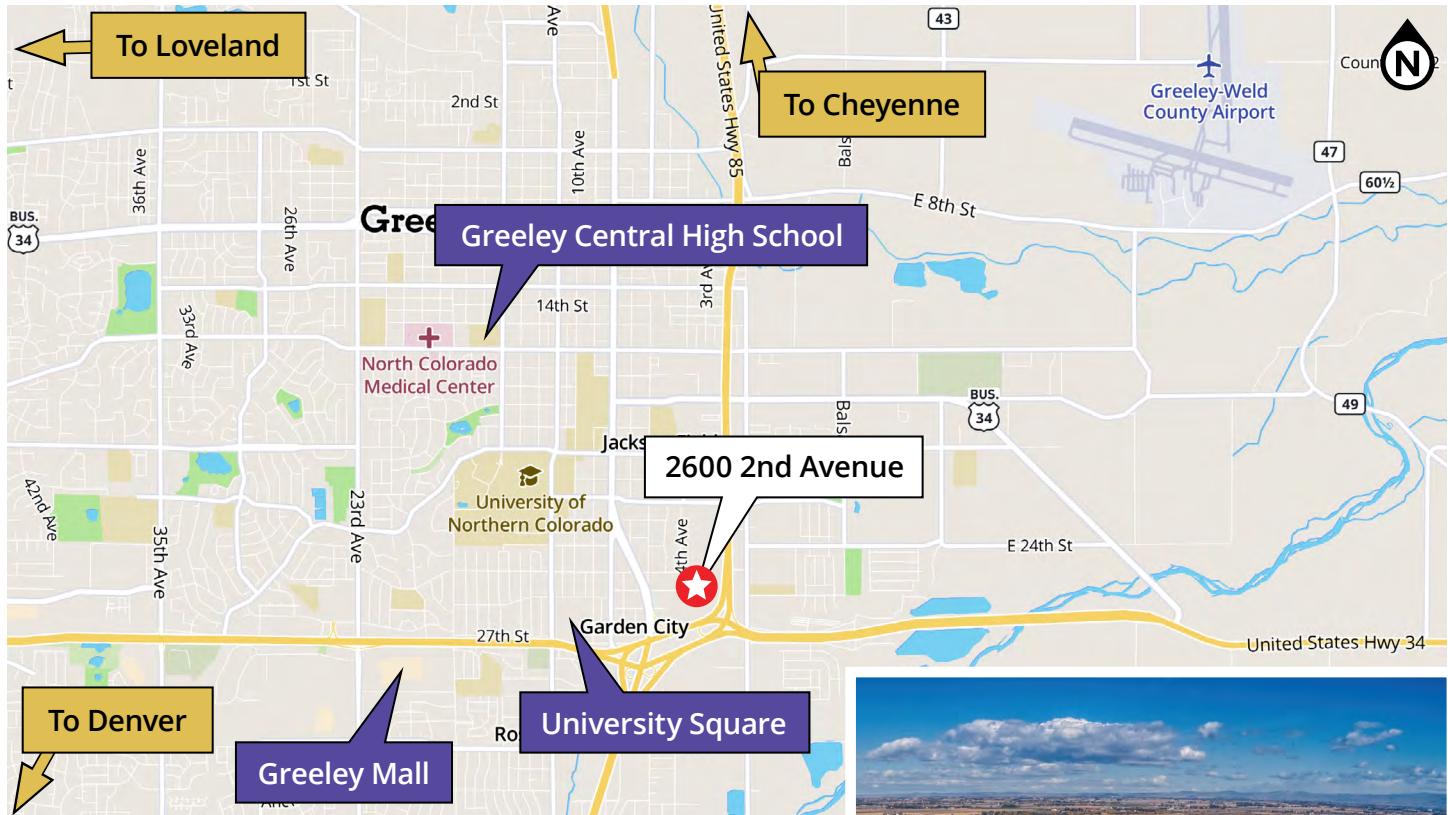
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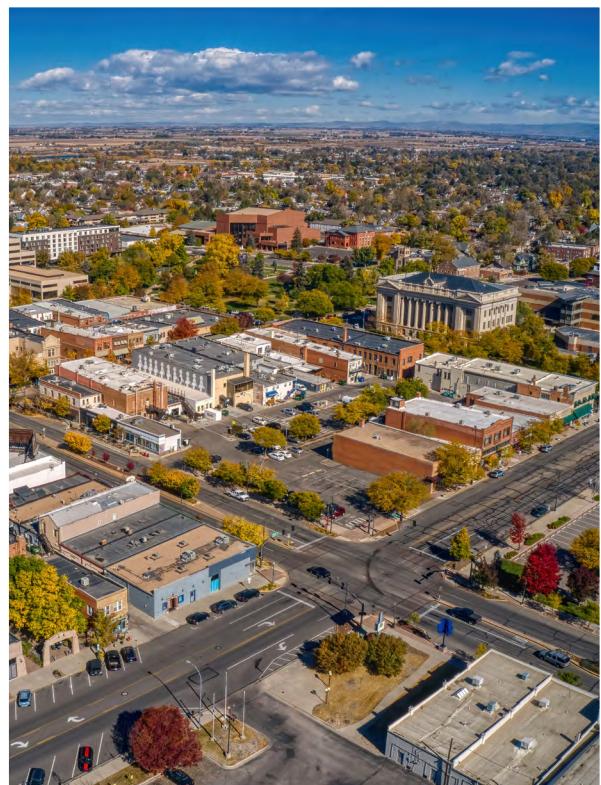
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Optimal location with countless benefits

- US Highway 85 runs north-south just west of the property and offering direct access to Denver and Cheyenne, WY
- Well located with a 7 minutes drive to Downtown Greeley, 35 minutes drive to Loveland, and 47 minutes drive to Fort Collins
- Surrounded by a variety of amenities, including the University of Northern Colorado, Greeley Central High School, Greeley-Weld County Airport, a wide range of restaurants, shopping options, including the Greeley Mall and University Square



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