

Newly Revitalized | Competitive Rates | 1,500 SF Flex Space | Ironwood Business Park

1,500
SQUARE FEET

\$16.00 /yr
RENT / SF

\$2,000.00
RENT

(970) 594-9949
www.epmprops.com



PROPERTY ADDRESS

300 E 16th St
Unit 208
Greeley, CO 80631

COMMERCIAL TYPE: Industrial LEASE TYPE: NNN
AVAILABLE: 7/1/26

DESCRIPTION

Modern Improvements. Competitive Rates. Professional Business Space.

Ironwood Business Park | 300 E 16th Street | Greeley, CO 80631

Whether you're expanding your operations, relocating your business, or seeking a more professional environment, this space offers the flexibility and functionality to meet your needs.

Now is an excellent opportunity to secure space in one of Greeley's newest revitalized business parks while lease rates remain highly competitive.

Position your business in the newly revitalized Ironwood Business Park. Recent property-wide improvements have enhanced curb appeal, tenant experience, and overall professionalism throughout the park. Updates include modern exterior finishes, refreshed storefronts, upgraded lighting, improved landscaping, and a renewed focus on creating an attractive environment for businesses to thrive.

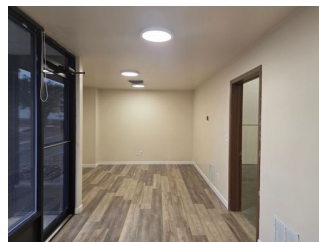
This versatile 1,500 SF flex suite offers a functional layout suitable for office, showroom, warehouse, service, and light industrial users. With professional frontage, overhead door access, and convenient access throughout Northern Colorado, this space delivers flexibility without compromising appearance.

Lease Details:
Size: 1,500 sq. ft.
Type: NNN lease
Rent: \$1,201.58 per month (\$9.61 Sq Ft/Yr)
NNN/CAM: \$798.42 (\$6.39 Sq Ft/Yr - 2025 budget)
Total Rent + NNN/CAM: \$2000/month

Suite Features
Professional storefront entrance
Reception area and multiple private offices
Warehouse/shop space
Approx. 12' overhead garage door
Private restroom

RENTAL TERMS

Rent	\$2,000
Security Deposit	\$2,000
Application Fee	\$50



View this listing online:

