



waypoint  
REAL ESTATE

Space Available

8,678 SF

Lease Rate

\$27.66 / SF NNN

NNN Rate

\$6.60 / SF

Utilities Not Included  
\*2026 estimate

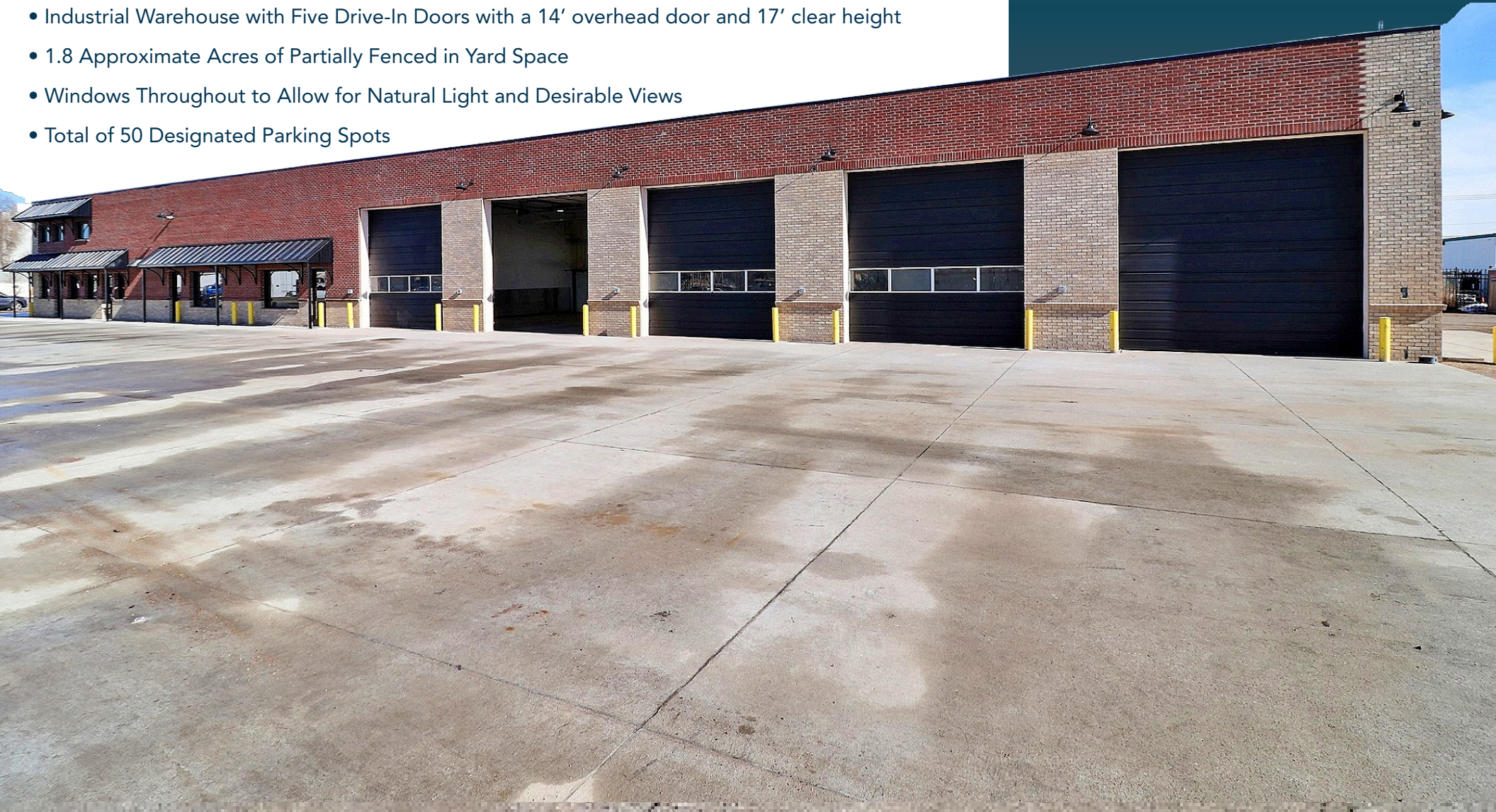
INDUSTRIAL / RETAIL SPACE LOCATED AT HIGHWAY 85 AND 16TH ST. CORRIDOR

- Private Office Space, Break room Area, Restrooms and Storage Space
- Industrial Warehouse with Five Drive-In Doors with a 14' overhead door and 17' clear height
- 1.8 Approximate Acres of Partially Fenced in Yard Space
- Windows Throughout to Allow for Natural Light and Desirable Views
- Total of 50 Designated Parking Spots

1616 2ND AVENUE  
GREELEY, CO 80631

8,678 SF Space Available

3,880 SF - Warehouse  
3,600 SF - Main Floor Office  
1,198 SF - Upstairs Office





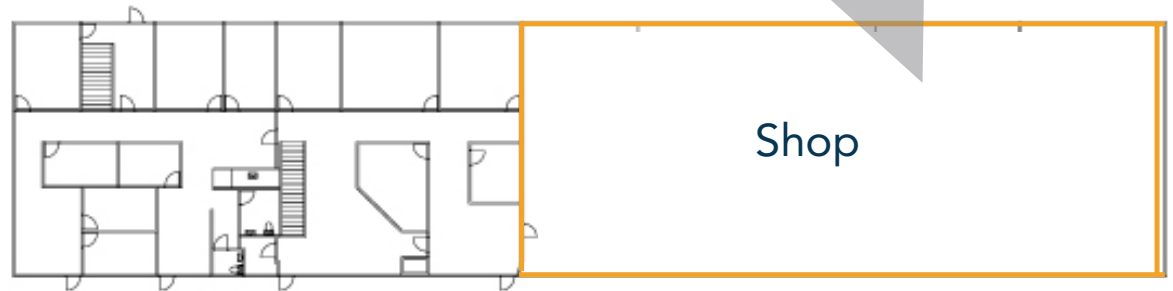
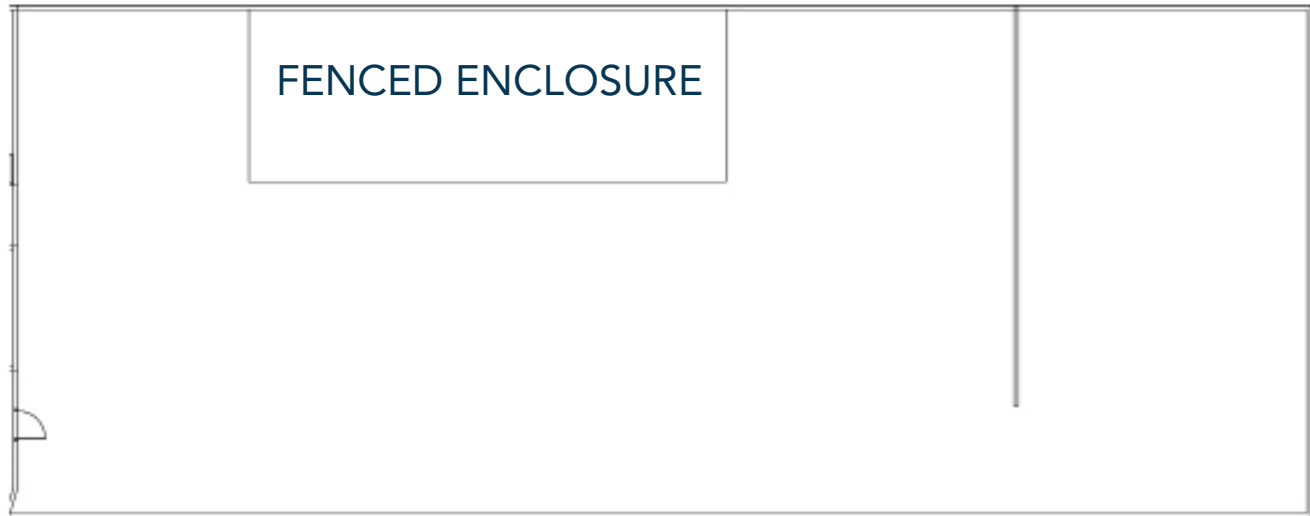
# PROPERTY FEATURES

- Building Size: 8,678 SF
  - Warehouse Approx: 3,880 SF
  - Main Floor Office Approx: 3,600 SF
  - Upstairs Office Approx: 1,198 SF
- Lot Size: 1.96 AC
- Drive-In Doors: 5 (14'x14')
- Power: 208/120 V; 400 Amp 3 Phase
- Parking: 50 Spaces
- Clear Height: 17'
- Water Tap: 3/4"
- Sewer Tap: 4"
- Zoning: Industrial Medium (IM)



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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Total Space Available	8,678 SF
Warehouse	3,880
Main Floor Office	3,600
Upstairs Office	1,198

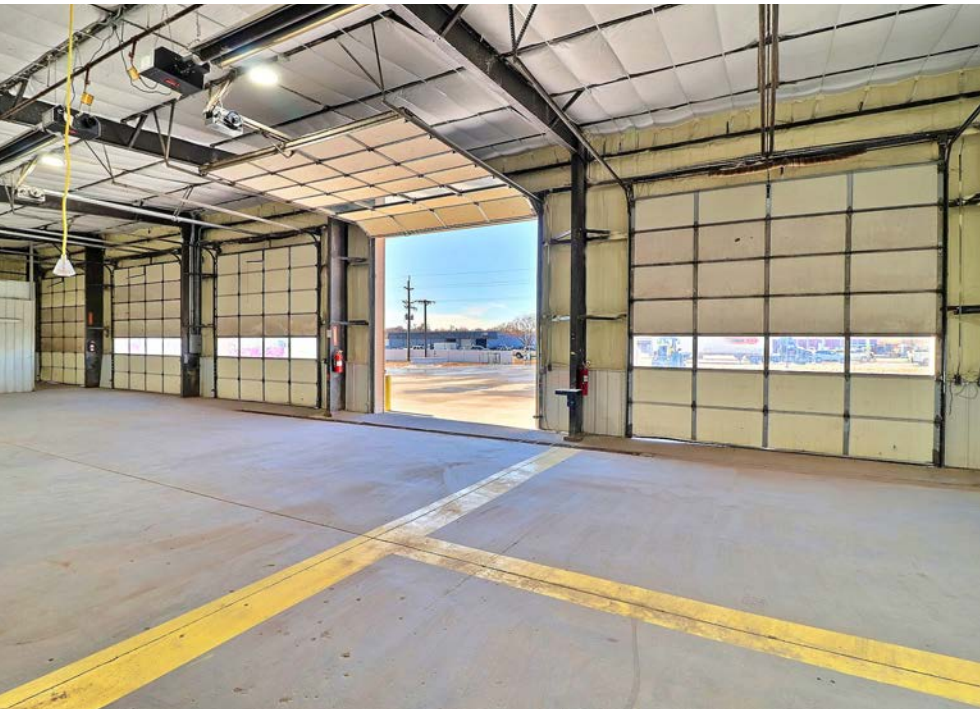
Approximate SF



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# PROPERTY PHOTOS



## AREA MAPS



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