

FOR SALE OR LEASE

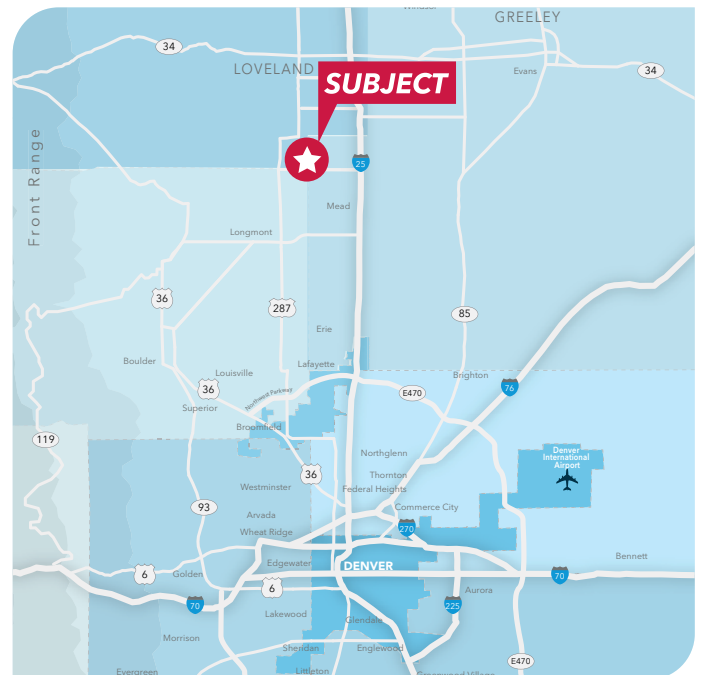
1085 N 2ND STREET

BERTHOUD, COLORADO 80513



PROPERTY DETAILS

BUILDING SIZE	2,250 SF
LOT SIZE	0.11 Acres
ZONING	Industrial M-2
POWER	3-Phase (to be verified)
LOADING	Drive-in, 12' x 12'
YEAR BUILT	1995
CEILING HEIGHT	16'
LEASE RATE	\$12.50/SF NNN
SALE PRICE	\$450,000



ALEX CLARK
aclark@lee-associates.com
C 720.375.5122

FOR SALE OR LEASE

1085 N 2ND STREET

BERTHOUD, COLORADO 80513



ALEX CLARK
aclark@lee-associates.com
C 720.375.5122

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.