

# NEW BUILD-TO-SUIT CLASS A WAREHOUSE

STRATEGICALLY LOCATED EQUIDISTANT TO I-25 AND HIGHWAY 85

## FOR LEASE

2100 115th AVE,  
GREELEY, CO 80634



- SUBSTANTIAL POWER & WATER AVAILABLE
- NEW CONSTRUCTION
- SINGLE-LOAD CLASS A WAREHOUSE
- 100,000± - 350,000± SF BUILDING
- 20.41± ACRE SITE

## NEWMARK

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## BUILDING INFORMATION

### BUILDING DETAILS:

Available SF:	100,000± - 350,000± SF (Potential to demise)
Land Size :	20.41± acres
Lease Rate :	To Quote
Construction:	Concrete Tilt Up
Clear Height :	36'
Typical Column Spacing:	70' speed bays
Column Spacing:	54' x 50'
Drive In Doors :	4
Dock Doors :	65±
Trailer Spaces :	104±
Sprinklers :	ESFR
Lighting:	LED
Available Water:	Up to 1 million GPD
Power :	3,000 Amp, 480 Volt, 3 Phase (Redundancy available)
Parking:	232 spaces with room for trailer parking
Zoning:	I-M (Industrial - Medium Density) A link to the code is available here: <a href="#">Click Here</a>

### UTILITY PROVIDERS:

Electric - Poudre Valley REA  
Gas - Atmos Energy  
Water - City of Greeley  
Sewer - City of Greeley

## CONCEPTUAL SITE PLAN



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# SITE PLAN & HIGHLIGHTS

## Property Highlights

### Flexible Site Plan:

Building design flexible and build-to-suits welcome.

### Trailer Parking:

Plenty of space for semi / fleet parking.

### Outdoor Storage:

Allowed per the I-M zoning.

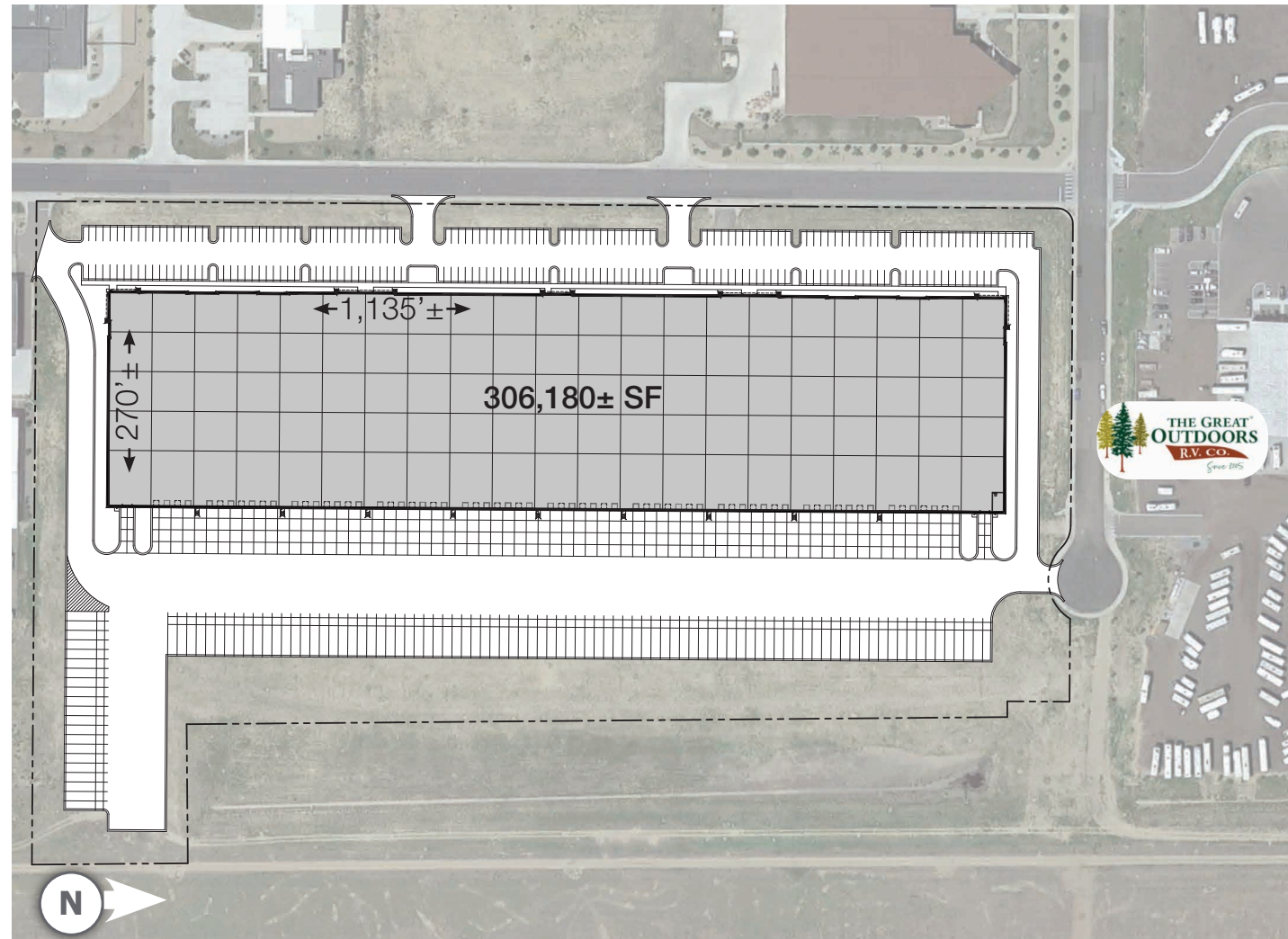
### Low Property Taxes:

Low mill levy and no metro district in place. Current Mill Levy: 86.814.

### Streamlined Process:

Quick permitting and construction within the City of Greeley.

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## HIGHLIGHTS

- Located off the heavily trafficked US Highway 34
- Easy access to I-25 and Hwy 85
- Other nearby notable users include Pepsi & Chevron
- State demographer predicts that Weld County will reach 610,566 in population by 2050
- Redundant power served from separate substations
- Local and state incentives available

## PREMIER DISTRIBUTION CENTER COMING TO HIGH POINT BUSINESS PARK

Strategically positioned in Northern Colorado's fastest-growing corridor, this state-of-the-art industrial facility offers unparalleled access and infrastructure for forward-thinking businesses. Discover Northern Colorado's newest Class A industrial development—a cutting-edge 350,000± SF single-load warehouse/distribution center set on 20.4± prime acres in Greeley's established High Point Business Park.

### STRATEGIC LOCATION

- Immediate access to Highway 257 and Highway 34
- Just minutes from I-25 corridor (175,000 vehicles daily)
- Convenient proximity to Denver International Airport
- High-visibility with 30,000+ VPD on Hwy 34 & 11,000+ on Hwy 257
- Only 5.9 miles to UCHHealth Greeley Hospital

### SUPERIOR INFRASTRUCTURE

- Robust utility capacity including 1 million gallons of water daily
- Dual-substation power redundancy
- Comprehensive sewer and gas systems ideal for major manufacturing or mission-critical operations

### FLEXIBLE DESIGN

- Building plan depicted within this brochure is 306,180± SF but can be designed anywhere from 100,000 to 350,000 SF
- Customizable to accommodate diverse business needs

As Northern Colorado experiences unprecedented population growth, this premium facility represents a rare opportunity to establish operations in an underserved market with exceptional regional connectivity.

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## LOCATION MAP



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## NEARBY DEVELOPMENT GROWTH

Weld County added more new residents than any other Colorado county from July 1, 2023, to July 1, 2024 <sup>1</sup>

\$148K+ Est. HH income within a 5 mile radius! <sup>2</sup>

1) U.S. Census Bureau, 2025  
2) Site to Do Business, 2025



**AVAILABLE**



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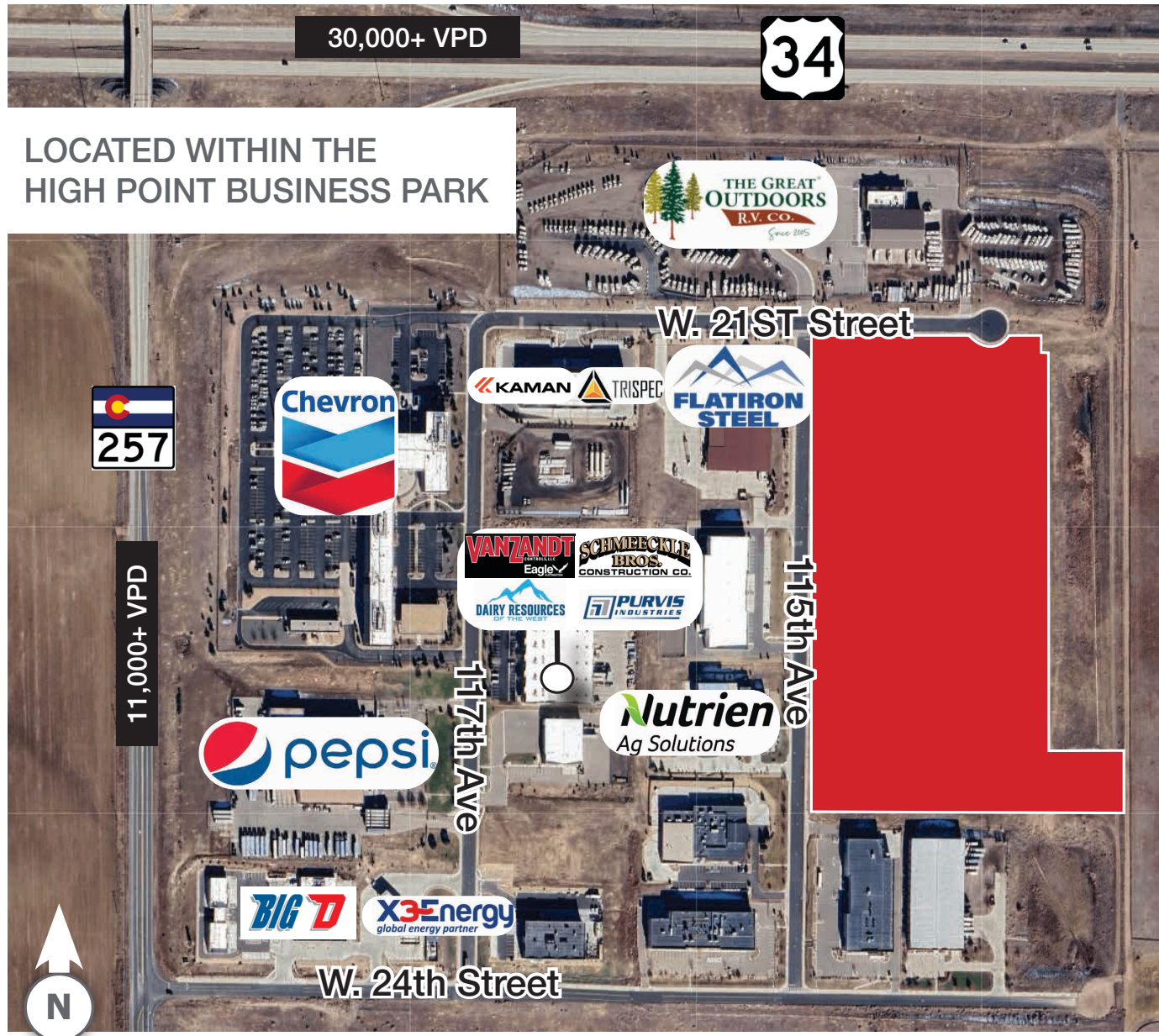
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## LOCATION & PROPERTY INFORMATION

### DEMOGRAPHIC SUMMARY

	5-MILES	10-MILES	15-MILES
2024 Est. Population	40,319	257,672	461,511
2029 Projected Population	44,396	286,228	501,798
2024 Est. Avg. HH Income	\$148,616	\$122,823	\$123,845
Median Age	36.8	34.9	37.1
Daytime Employment	20,182	124,301	223,259

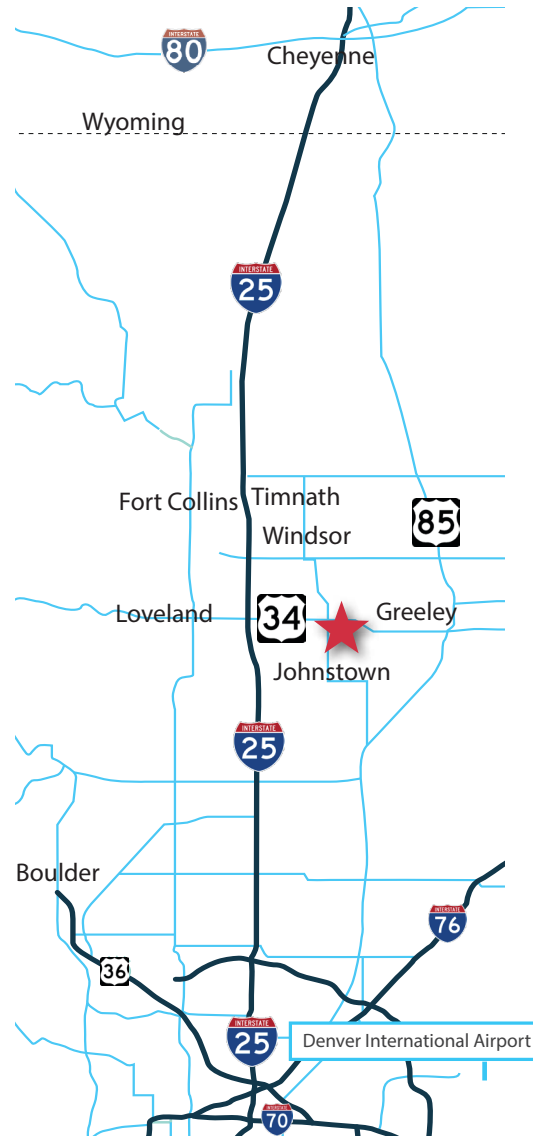
Source: Site To Business - March 2025

### POPULATION GROWTH

#### Greeley, CO Is One of America's Fastest Growing Big Cities

Greeley metro area reported 15.3% population growth in the last five years, the 19th most among 381 U.S. metro areas with available data. The latest data from the U.S. Census Bureau's American Community Survey shows that Greeley's population grew to 340,036 from 294,932 in 2016. (24/7 Wall St. & U.S. Census Bureau - December, 2022).

**Population of approximately 967,000±**  
(30 mile radius from I-25 and US 34)



### DRIVE TIMES

US Hwy 34	3 MINS
Windsor	8 MINS
Interstate 25	11 MINS
US Hwy 85	16 MINS
Northern Colorado Regional Airport	18 MINS
Fort Collins	20 MINS
Interstate 80 / Cheyenne, WY	52 MINS
Denver/DIA	55 MINS

### KEY LOCATION IN NORTHERN COLORADO

- Close proximity to major highways - Interstate 25, Highway 34 and Highway 85
- Approximately equidistant from I-70 and I-80, and also Canada and Mexico
- Proven distribution/supplier location for companies such as:  
Pepsi Beverages Company of Greeley, Chevron, VanZandt Controls and Eagle Automation, Purvis Industries, Flatiron Steel and more.
- Near an abundance of retailers, restaurants, employers, healthcare providers & other services
- Abundant workforce opportunities

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