

BUILD TO SUIT LEASE

Transportation Drive Lots 4 & 5

26962 TRANSPORTATION DRIVE

Greeley, CO 80631

PRESENTED BY:

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LOT 4
7.6 Acres

LOT 5
7.25 Acres

LOTS 4 & 5
14.87 Acres

HWY 34
18,253 AADT

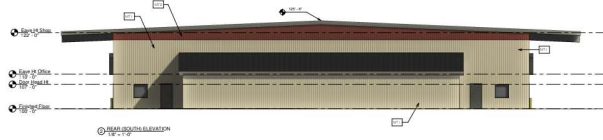
**3.4 Miles to
Hwy 85**



W CR 47



PROPERTY SUMMARY



<p>1. 2024-01-15: Initial design and material selection.</p> <p>2. 2024-02-01: Final design and material selection.</p> <p>3. 2024-02-15: Final design and material selection.</p> <p>4. 2024-03-01: Final design and material selection.</p> <p>5. 2024-03-15: Final design and material selection.</p> <p>6. 2024-04-01: Final design and material selection.</p> <p>7. 2024-04-15: Final design and material selection.</p> <p>8. 2024-05-01: Final design and material selection.</p> <p>9. 2024-05-15: Final design and material selection.</p> <p>10. 2024-06-01: Final design and material selection.</p> <p>11. 2024-06-15: Final design and material selection.</p> <p>12. 2024-07-01: Final design and material selection.</p> <p>13. 2024-07-15: Final design and material selection.</p> <p>14. 2024-08-01: Final design and material selection.</p> <p>15. 2024-08-15: Final design and material selection.</p> <p>16. 2024-09-01: Final design and material selection.</p> <p>17. 2024-09-15: Final design and material 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PROPERTY HIGHLIGHTS

- Build-to-suit industrial lease opportunity
- Access to major transportation routes including Highway US-34
- Truck turnarounds built into development
- High traffic exposure and signage visibility
- Well kept and attractive business park
- Versatile warehouse/manufacturing/distribution potential

LEASE BUILD-TO-SUIT

LEASE RATE:	\$18 SF/Year NNN
POWER:	600 Amp/480V/3 Phase Upgrades Available
WATER:	Yes
SEWER:	Septic
LOT 4:	7.6 acres 25k - 50k SF building
LOT 5:	7.25 acres 25k - 50k SF building
LOTS 4 & 5:	14.87 acres 25,000 - 100k SF building
ZONING:	C-1 (Highway Commercial & Industrial) Enterprise Zone

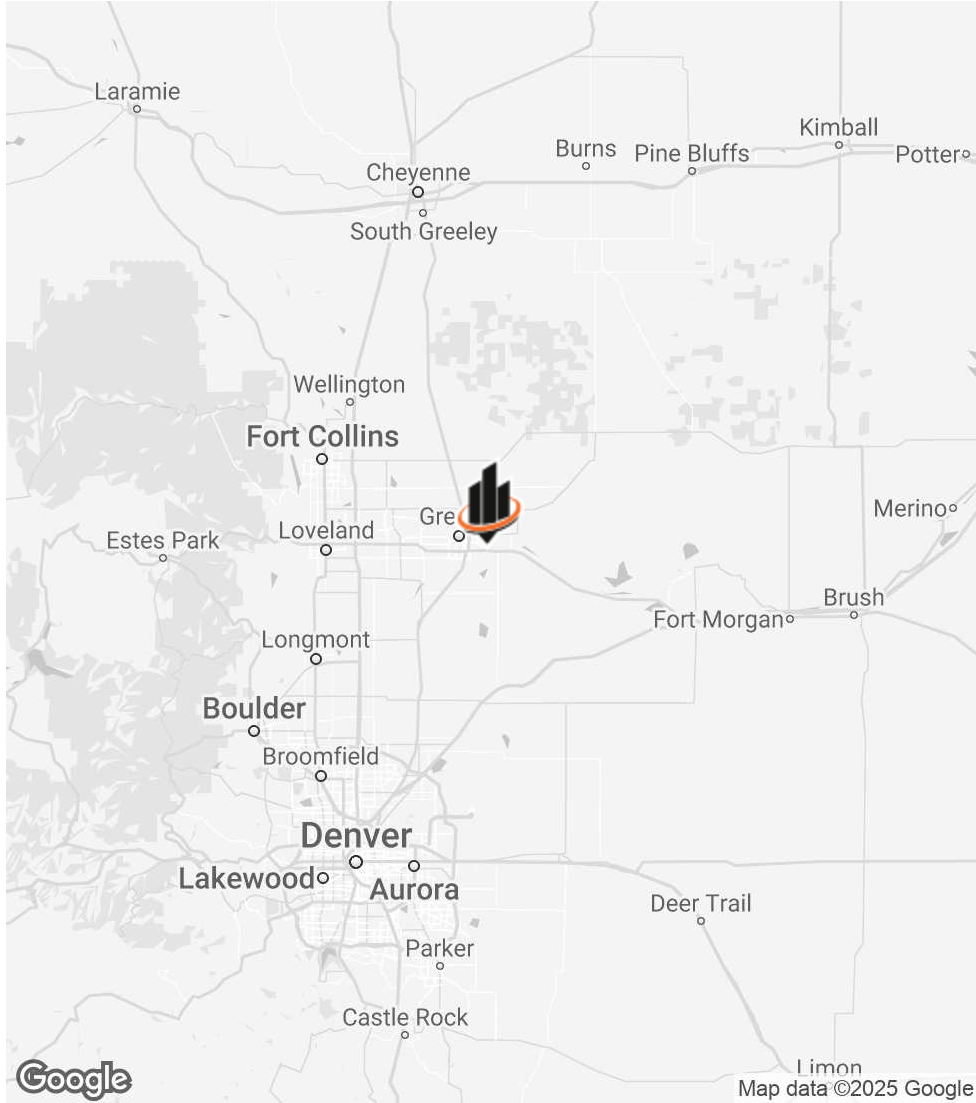
LOT DESCRIPTIONS



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LOCATION MAP



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