

INDUSTRIAL BUILDING WITH 1/2 ACRE YARD SPACE FOR LEASE



810 22nd AVE.

Greeley, CO 80631

17,100 SF

LEASE RATE:

\$12.50/SF NNN (est.\$4/SF)

Rare functional large warehouse with yard located in Greeley's Core

HIGHLIGHTS

- Central Greeley location
- Functional 17,000+ warehouse with ~ 3,000 SF mezzanine
- Six (6) 14'x16' Overhead doors
- Heated apron in front of OH doors to assist with snow melt
- Ideal for central distribution, service shop, materials storage & distribution, etc...

PROPERTY OVERVIEW

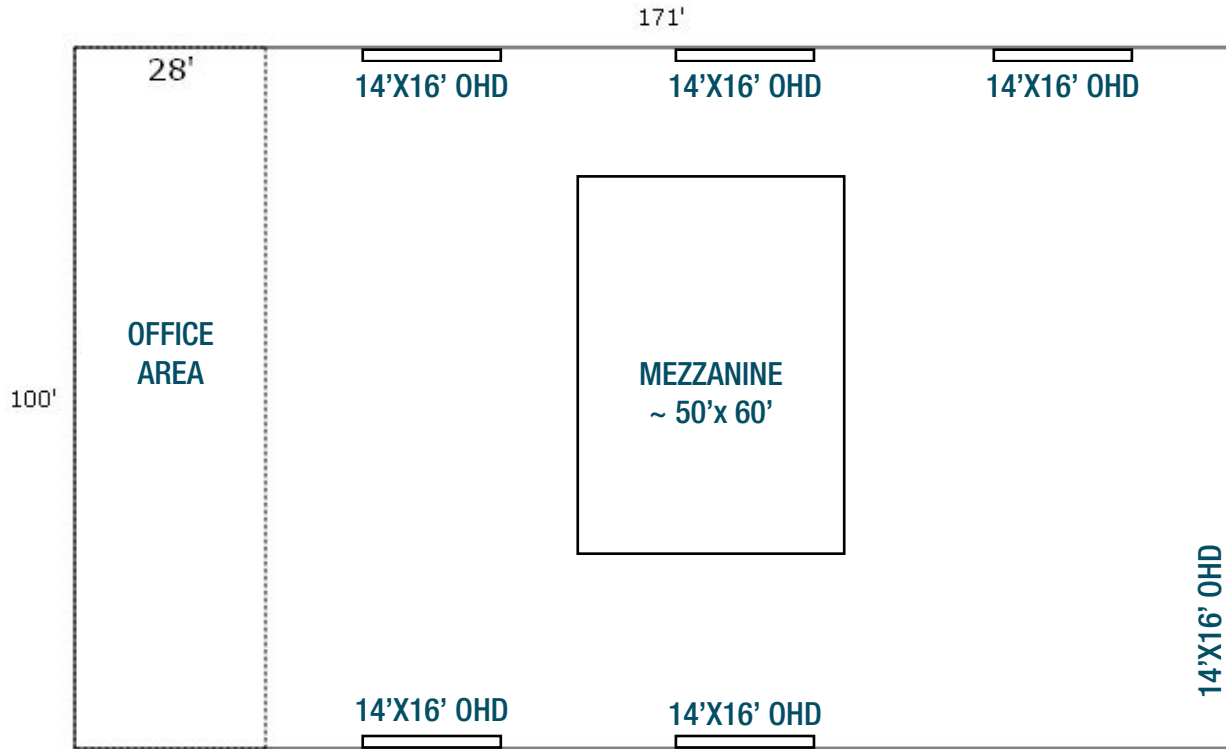
Building Size	17,100 SF
Yard Storage	Fenced, +/- .50 Acre, paved asphalt
Zoning	C3 - High Density Commercial
Construction	Metal & Concrete Frame; built 1973
Stories	1
Clear Height	+/- 16' in WH area / shop
Loading	(6) 14'x16' grade-level drive-in doors
Power	800 Amp, 3-Phase electrical service



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- Rare large infill warehouse with 1/2 acre outdoor storage yard in Central Greeley location
- Ideal central location just minutes from Downtown Greeley, central to City and ideal for contractor/service center, material storage and distribution
- Concrete tilt-up construction with oversized 16' OHDs, heated concrete apron, radiant heat and ~ 3,000 s.f. additional engineered storage mezzanine (not in RSF)
- Fully fenced 1/2 acre storage yard
- Ideal for contractor, oil & gas services, roofing contractor, industrial supply, warehouse/distribution or manufacturing use
- Employee locker room and restroom with shower stalls





Open Office Area



Open Office Area



Open Warehouse with Radiant Heat

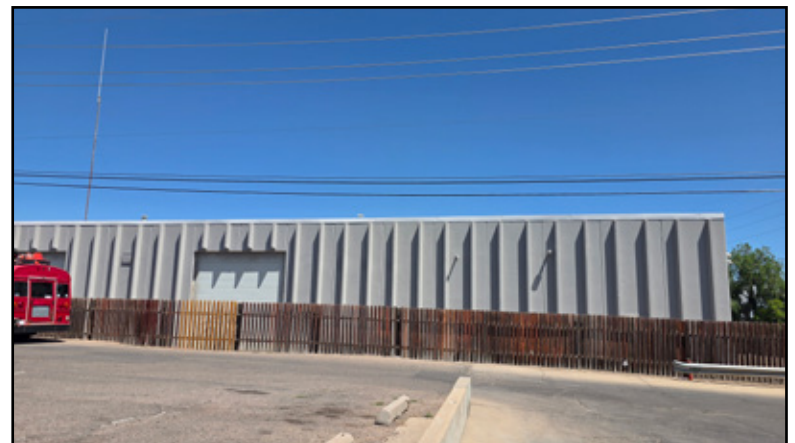
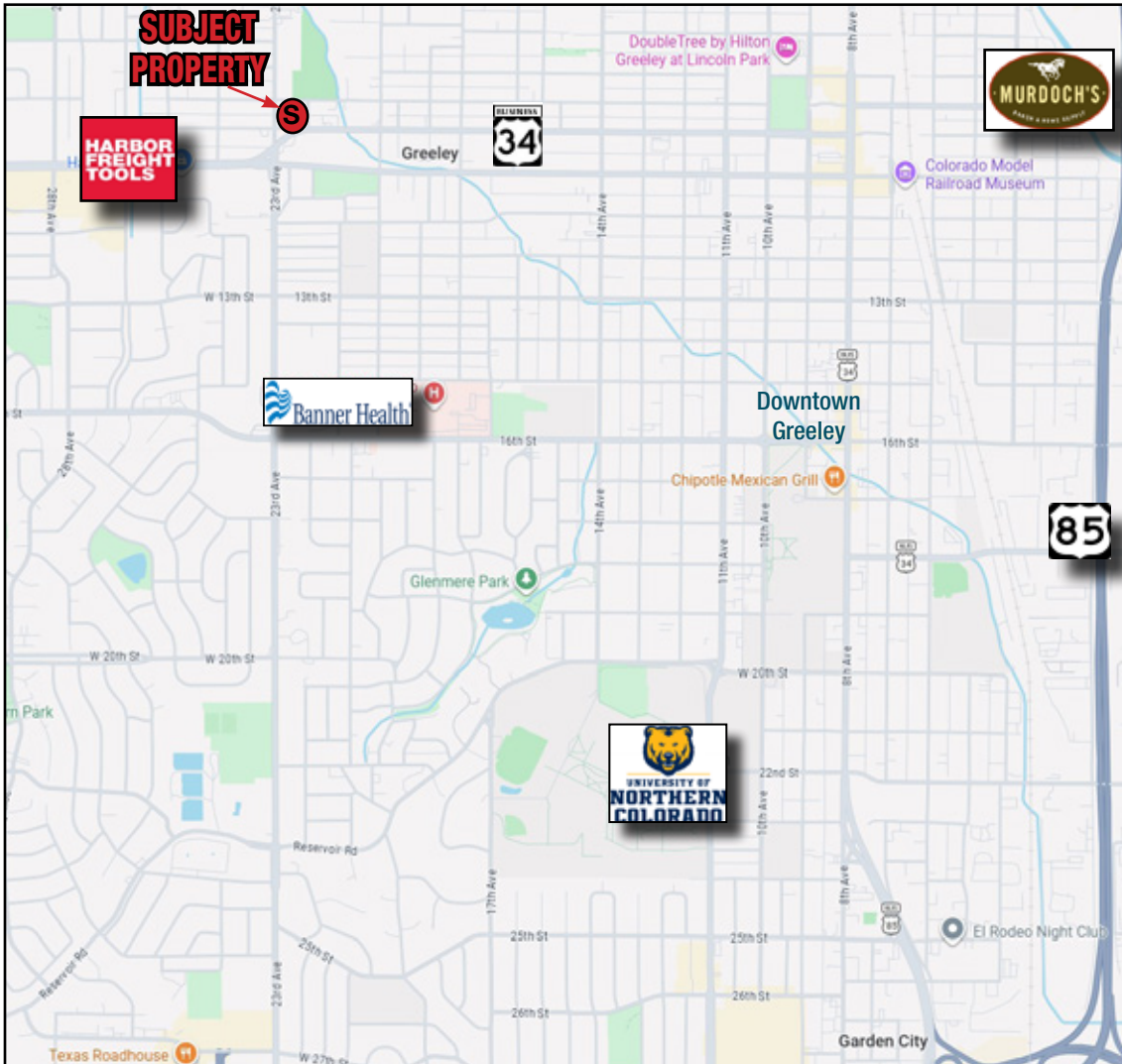


Engineered Mezzanine Storage



Engineered Mezzanine Storage





SUBJECT PROPERTY

INDUSTRIAL BUILDING WITH TOTAL OF 17,100 SF AND 49,658 SF LOT

OWNER-USER OPPORTUNITY

810 22ND AVENUE
GREELEY, CO



Asphalt Paved Yard - Fully Fenced

