

**7710 W 37TH ST.
GREELEY, CO**

**10,515 SF
ON 2.75 AC
FOR LEASE**



PROPERTY DETAILS:

OFFICE/WAREHOUSE

4,565 SF

3 drive-in doors

Air compressor

14' clear

WASHBAY

2,800 SF

Drive-thru wash bay w/ floor drains

3 drive-in doors

SHOP

3,150 SF

2 drive-in doors

8-10' clear

Has power

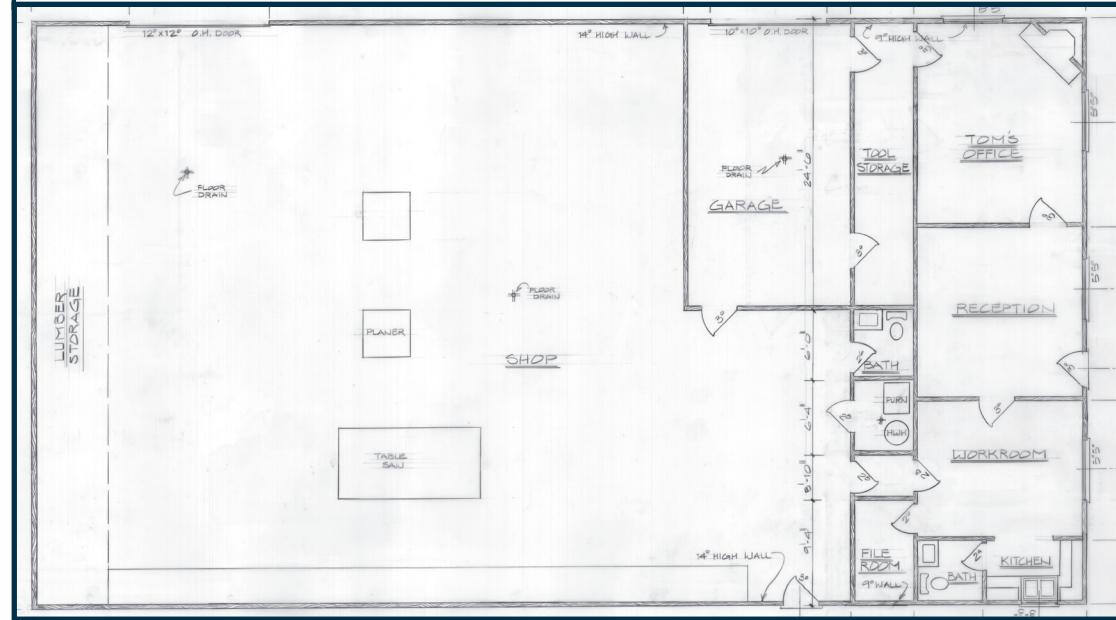
Total SF: 10,515 SF

Site Size: 2.75 AC

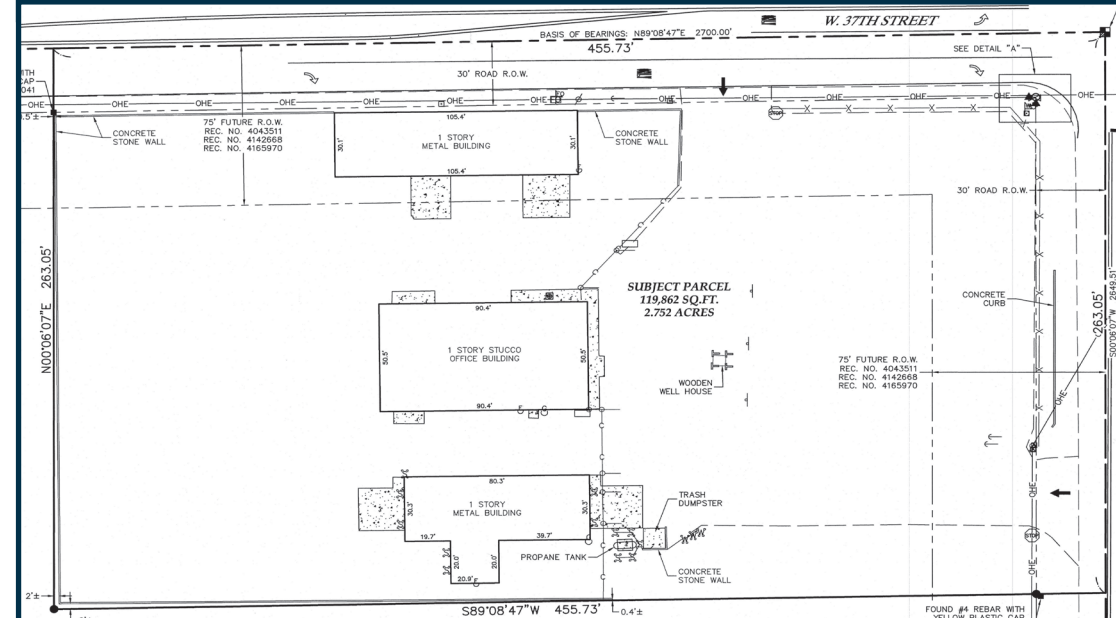
LEASE RATE: \$18.50/SF NNN

NNN EXPENSES: \$3.34/SF (2025)

OFFICE/WAREHOUSE FLOORPLAN



ALTA SURVEY





PROPERTY HIGHLIGHTS

LEASE RATE: \$18.50/SF NNN

NNN Expenses: \$3.34/SF (2025)

Available 3/1/2027 (possibly sooner)

2.75 AC property size

Fenced and secured

Unincorporated Weld County

Drive-thru wash bay (2014)

New office & shop building

Great access to Hwy 34

Abundant parking

UTILITY PROVIDERS

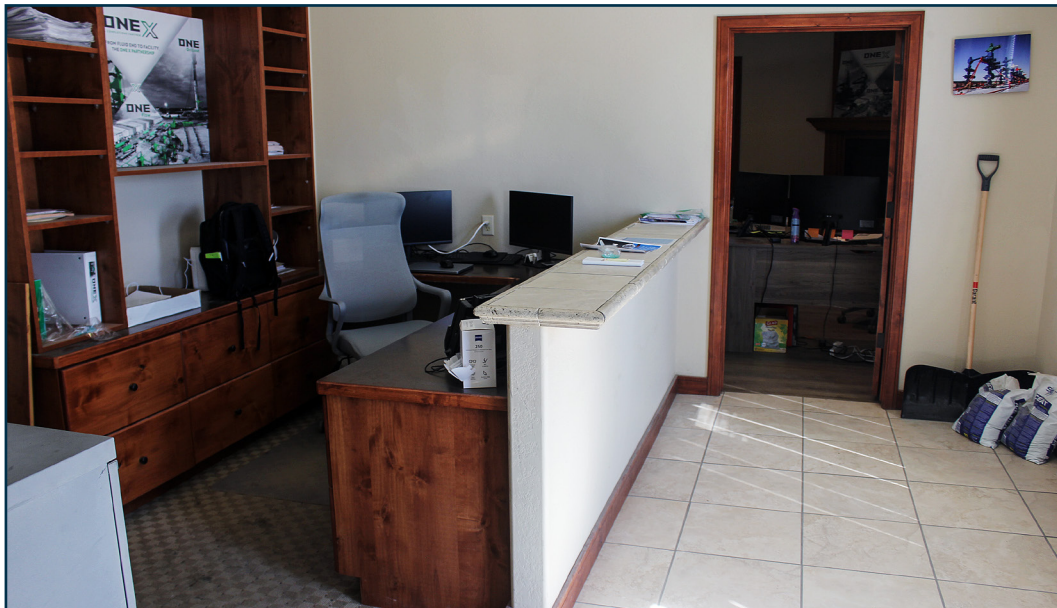
Electric - PV REA

Gas - Agfinity Propane

Water - City of Greeley

Waste water-septic system

OFFICE/WAREHOUSE PHOTOS



ROCKY MOUNTAIN
NATIONAL PARK

LOVELAND



GREELEY



PLATTEVILLE

LONGMONT



BOULDER



BRIGHTON

THORNTON



DENVER



LOCATION ADVANTAGES:

US-34 & US-85 Corridor - Positioned at the heart of Greeley's primary industrial arterials, with direct access to both US-34 and US-85 connecting to I-25, Denver, Fort Collins, and Cheyenne.

50 Miles to Denver - Quick connection to the Denver Metro via US-85 south, with easy reach to the entire Front Range.

Greeley-Weld County Airport Nearby - General aviation access just minutes away, ideal for executive travel and vendor mobilization.

One of Colorado's Fastest Growing Counties - Weld County's booming population and economy drive consistent demand for industrial space, with low vacancy and strong long-term fundamentals.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Point of Contact:
Jake Cook

jake@ringsbyrealty.com
(303) 892-0118

Tom Myers

tom@ringsbyrealty.com
(303) 892-0115