



3115 35TH AVENUE
GREELEY, CO 80634

FOR SALE

Space Available

10,400 SF

Sale Price:

\$1,768,000

\$ / SF:

\$170.00 / SF

Lot Size:

Approx. 2 acres

RECENTLY UPDATED FLEX OFFICE / WAREHOUSE WITH FENCED YARD

- 8 Offices, 2 Restrooms, Storage Space, Conference Room, Large IT Room, Breakroom & More
- Finished Office: 3,500 SF | Office Shell: 3,500 SF
- Warehouse: 3,400 SF
- Zoning: Commercial High



PROPERTY INFORMATION



- Building Size: 10,400 SF
- Lot Size: 2 acres
- Drive-In Doors: 5 (2 - 14'14') (3 - 10'x10')
- Clear Height: 16'
- Fenced Yard
- Power: 480V; 600 AMP; 3 Phase
- Data: Multiple Redundant Fiber, High Speed Internet
- Water Tap: 1"
- Zoning: Commercial High (CH)
- Parking: 18 (Asphalt)
- 3 outbuildings that total 1,484 SF
- High Traffic Visibility: 32,527 VPD



WHEELER
Properties

OFFICE PHOTOS



WAREHOUSE PHOTOS



EXTERIOR PHOTOS



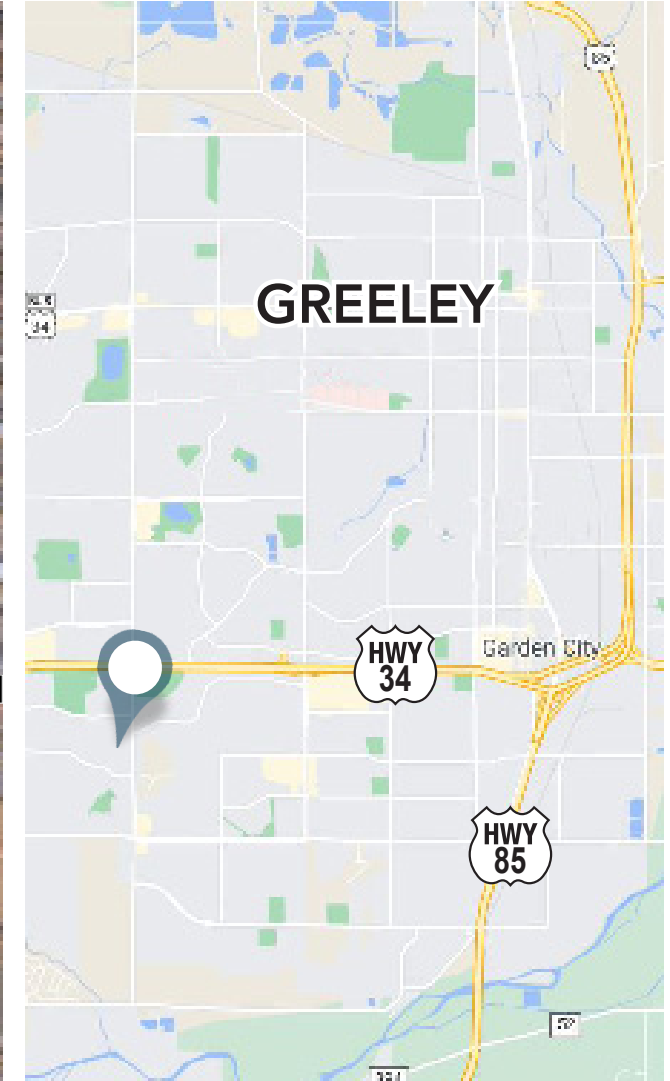
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REGIONAL MAP



3115 35TH AVE AREA MAP

AREA MAPS



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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