

450 25TH ST.  
GREELEY, CO

480/1,000–4,000  
AMP

ZONING: IM



Space Available:

10,000 SF – 76,352 SF

Lease Rate:

\$7.99–\$10.00/SF NNN

NNN Rate:

\$1.68/SF

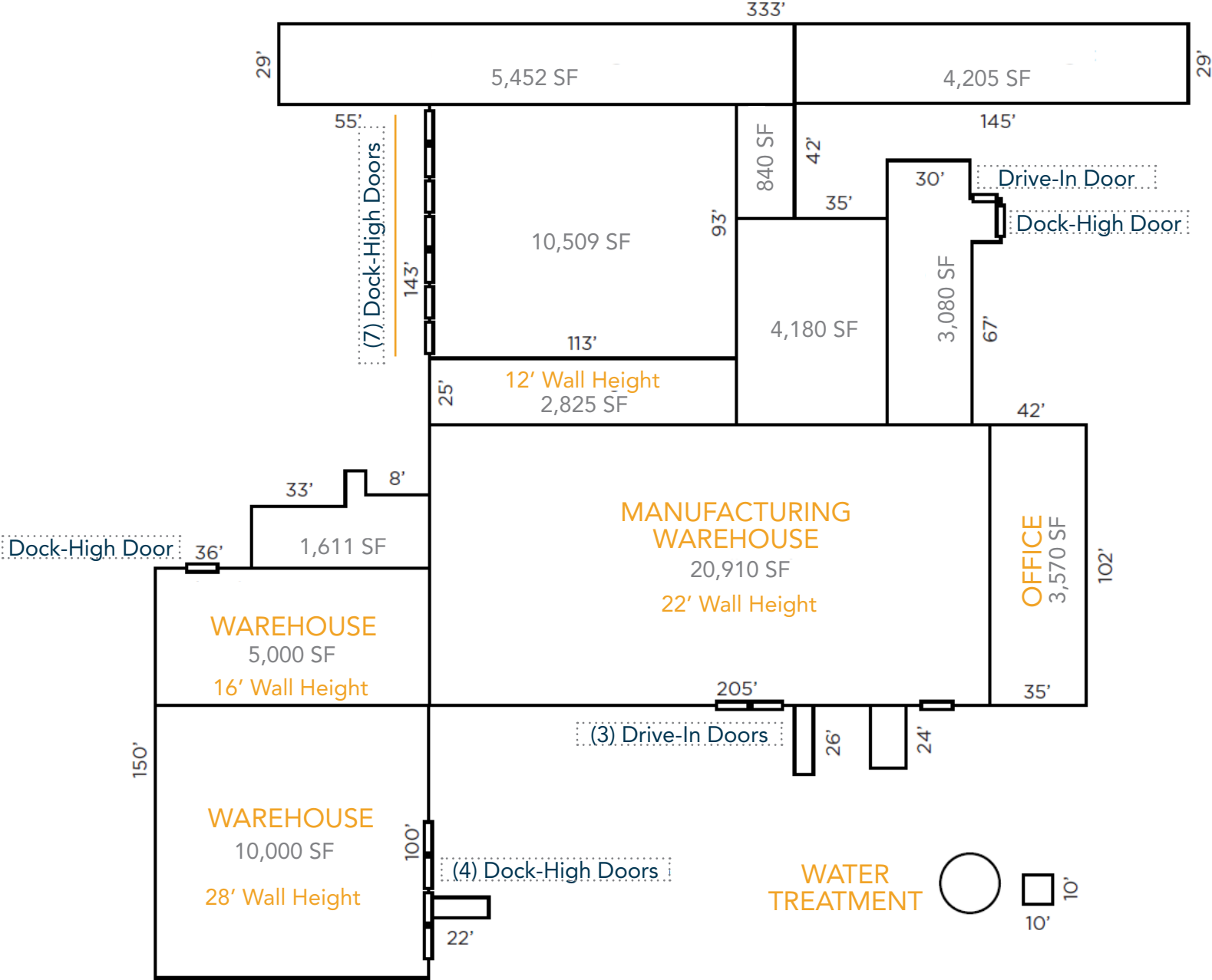
\*2024 estimate

*MANUFACTURING/DISTRIBUTION FACILITY FOR LEASE IN CENTRAL GREELEY*

- Manufacturing/distribution facility with 7 dock doors to main transport cooler, 2 dock doors in unloading area, 2 doors for receiving, 1 dry storage dock
- 3.67 acre site
- Water treatment on-site
- Building signage available
- Easy Access to US-85 and US-34
- Drained and sloped floors
- 22'–28' ceiling height
- 4" water tap



# FLOORPLAN



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.

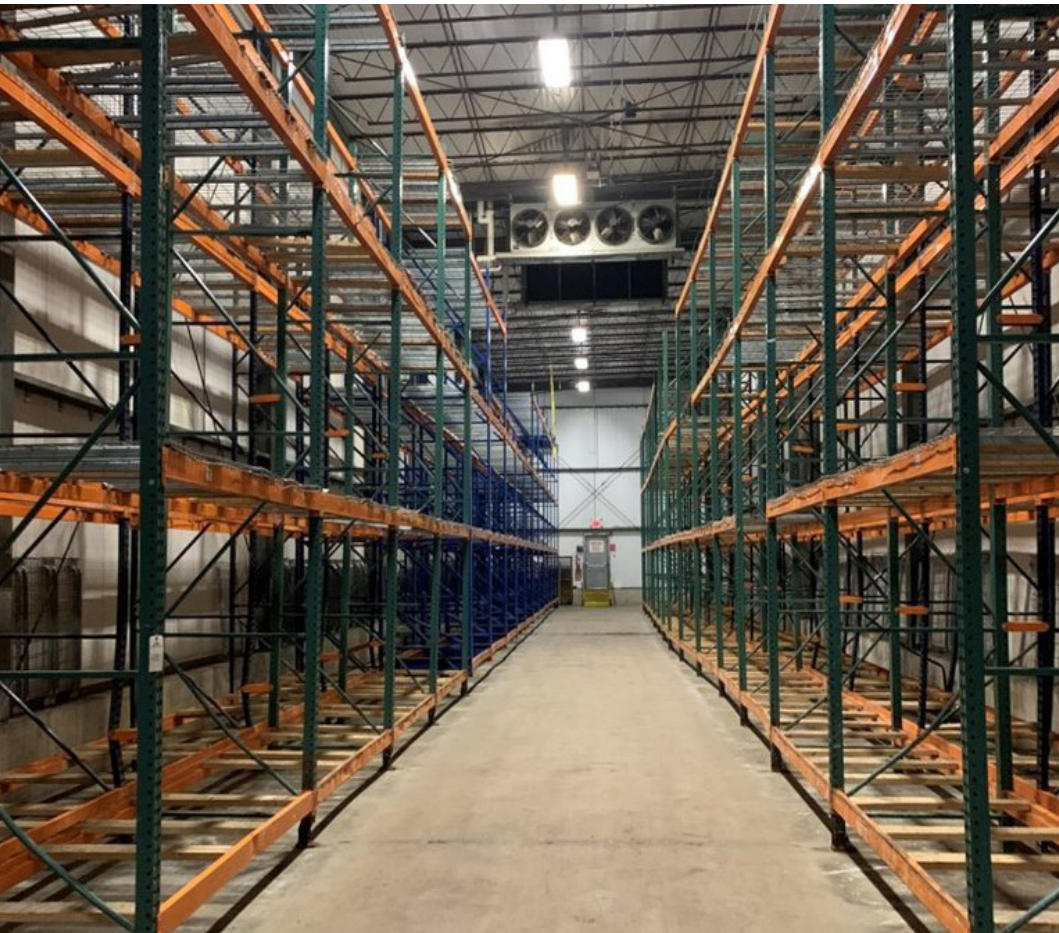
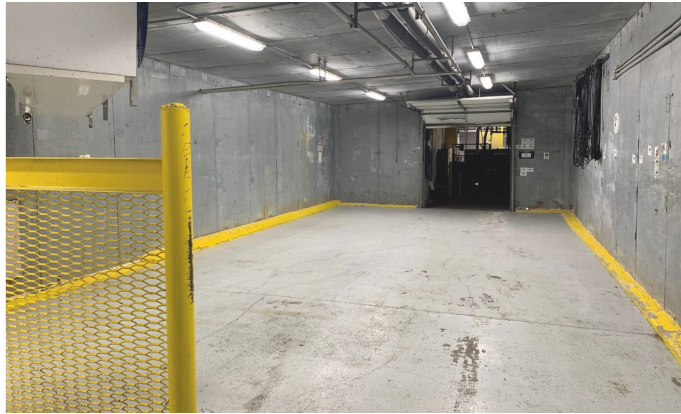
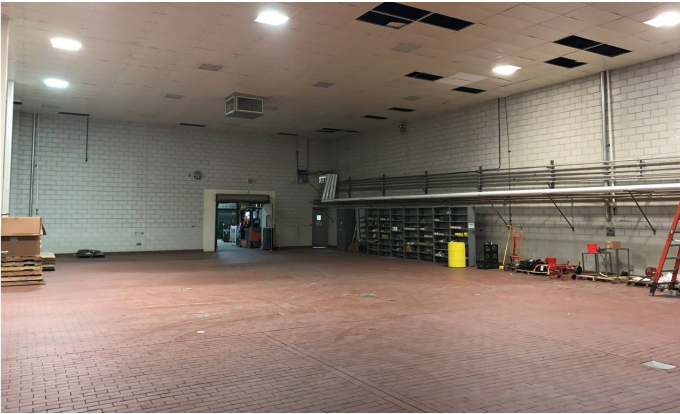


# PROPERTY PHOTOS





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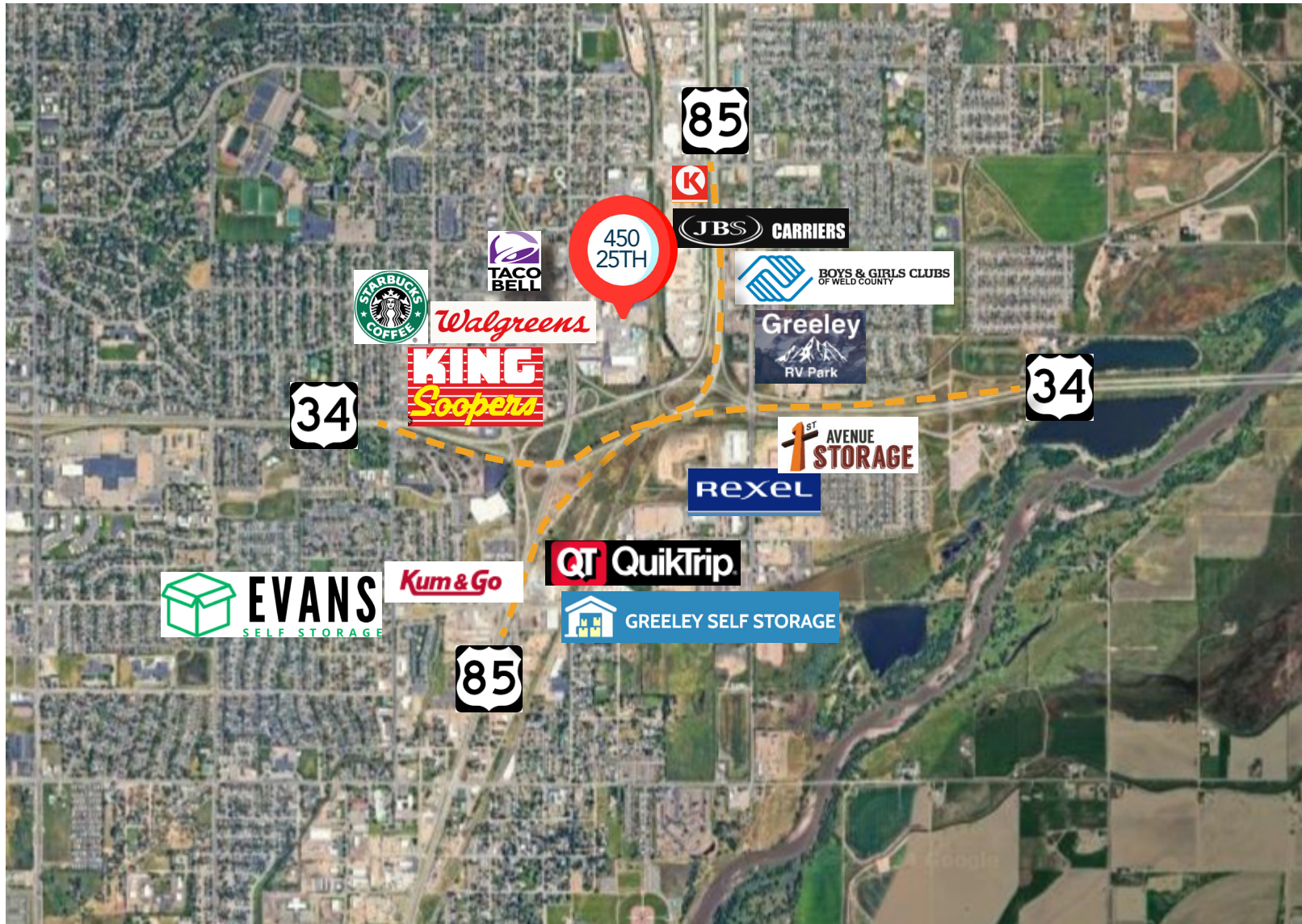


# SITE PLAN





# AREA MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)



BRIAN SMERUD / ERIK CAFFEE

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.