

# FENCED OUTSIDE YARD

2419 6TH AVENUE  
GREELEY, CO 80631

Available Space:

8,064 SF

Lease Rate:

\$12.00 / SF

NNN Rate:

\$3.00 / SF

Sale Price:

\$1,250,000  
\$155/SF

*INDUSTRIAL/OFFICE NEAR HIGHWAY 34 & 85 FOR LEASE*

- 8,064 SF of Warehouse plus .55 Acres of Land
- Warehouse includes (3) 12' Drive-in Doors
- Dock High Access to One Door
- Ceiling Height of 14' / Mezzanine
- Includes Breakroom and 5 Offices
- .5 Miles to Highway 34
- Fenced Outside Yard





# EXTERIOR PHOTOS





# WAREHOUSE PHOTOS



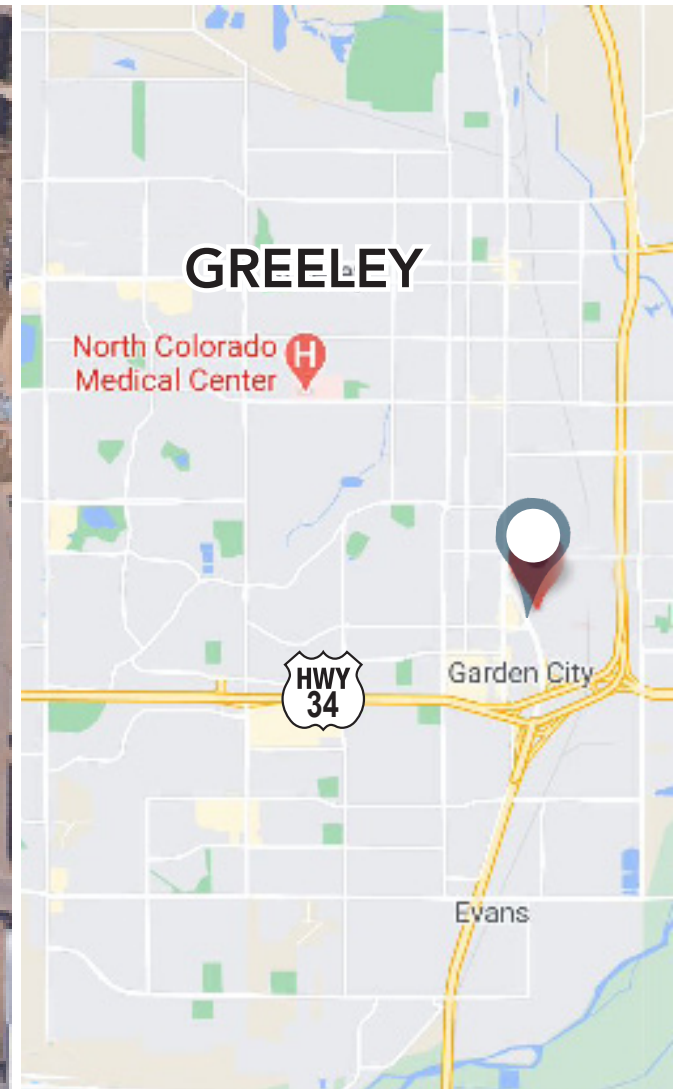


# OFFICE PHOTOS





## AREA MAPS



**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)

