



waypoint
REAL ESTATE

Space Available

8,478 SF

Lease Rate

\$14.00 / SF NNN

NNN Rate

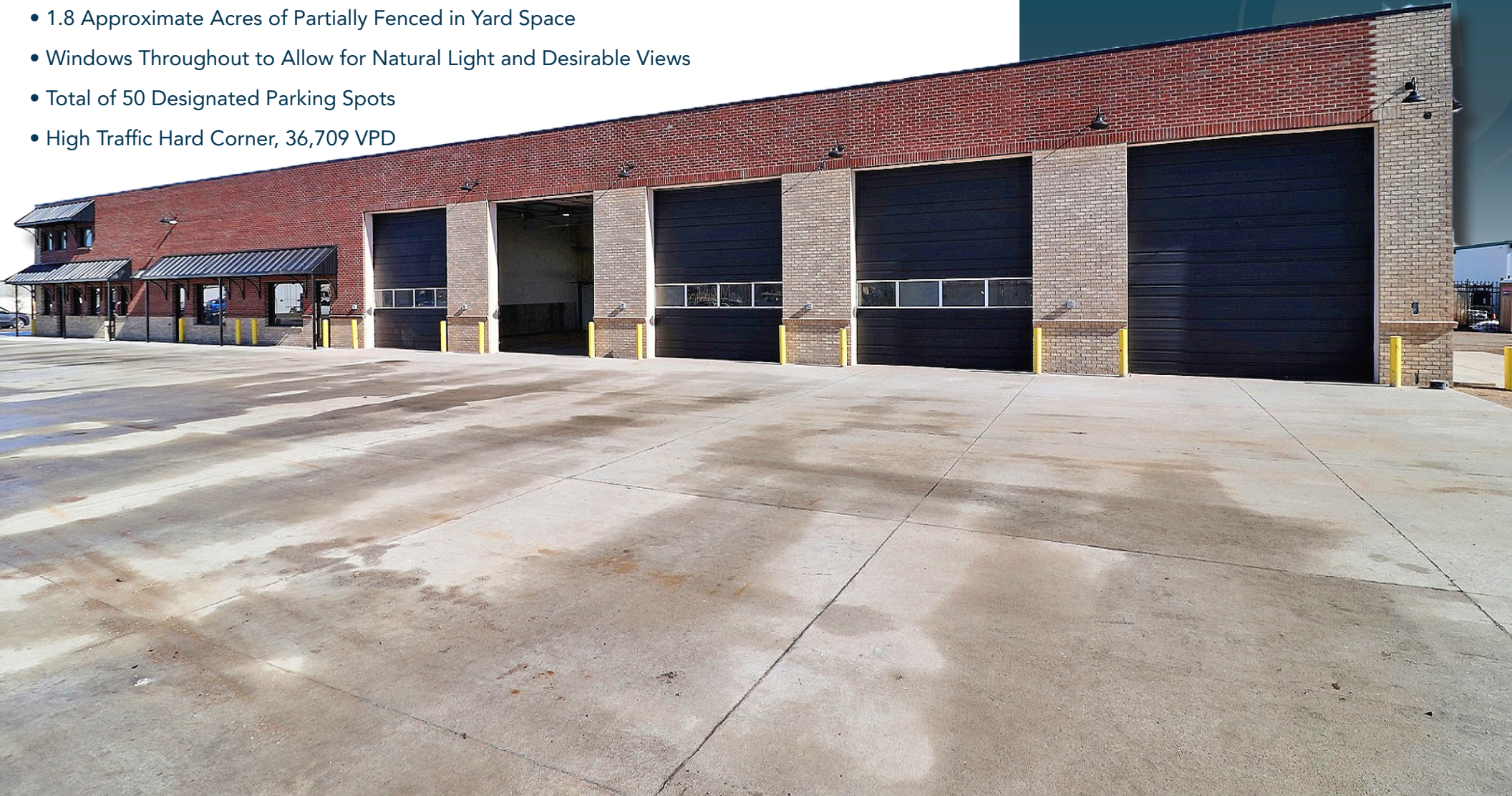
\$3.90 / SF

Utilities Not Included

INDUSTRIAL / RETAIL SPACE LOCATED AT HIGHWAY 85 AND 16TH ST. CORRIDOR

- Private Office Space, Break room Area, Restrooms and Storage Space
- Industrial Warehouse with Five Drive-In Doors with a 14' overhead door and 17' clear height
- 1.8 Approximate Acres of Partially Fenced in Yard Space
- Windows Throughout to Allow for Natural Light and Desirable Views
- Total of 50 Designated Parking Spots
- High Traffic Hard Corner, 36,709 VPD

1616 2ND AVENUE
GREELEY, CO 80631

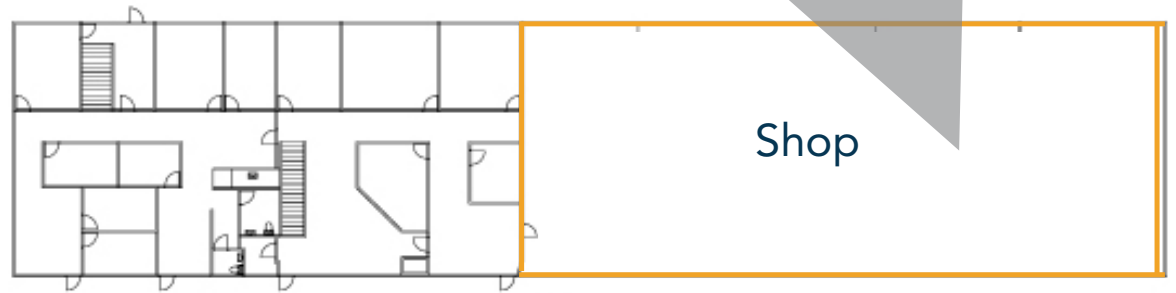
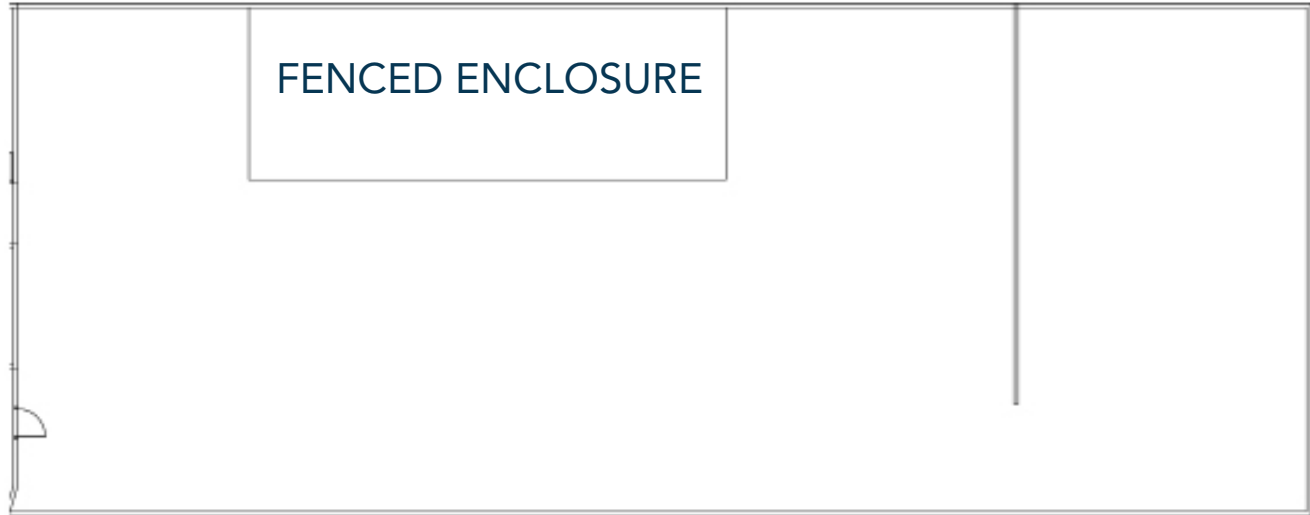


PROPERTY FEATURES

- Building Size: 8,064 SF
- Lot Size: 1.96 AC
- Drive-In Doors: 5 (14'x14')
- Power: 208/120 V; 400 Amp 3 Phase
- Parking: 50 Spaces
- Clear Height: 17'
- Water Tap: 3/4"
- Sewer Tap: 4"
- Zoning: Industrial Medium (IM)



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



AREA MAPS

