

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:

\$2.50/SF

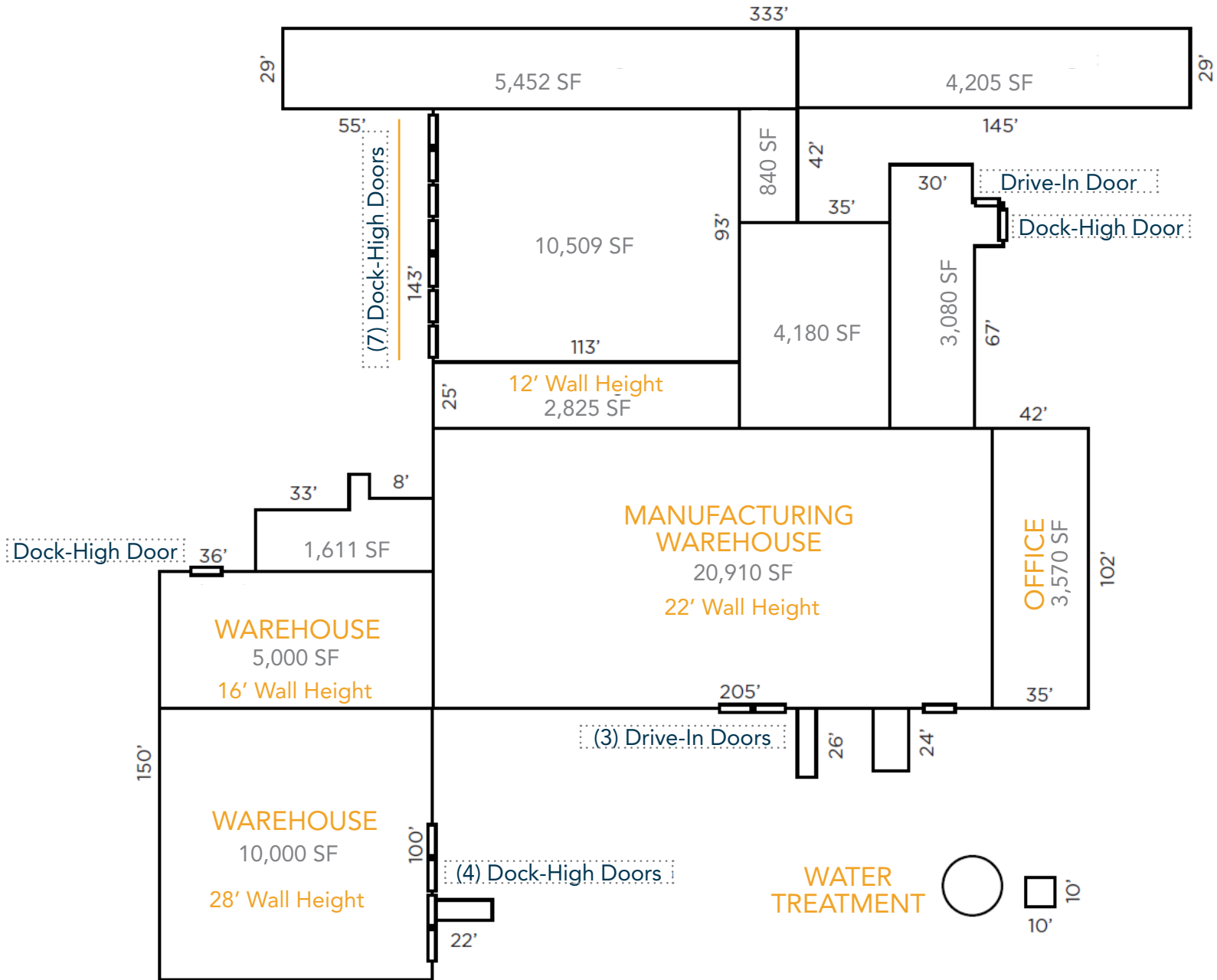
\*2024 estimate

*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



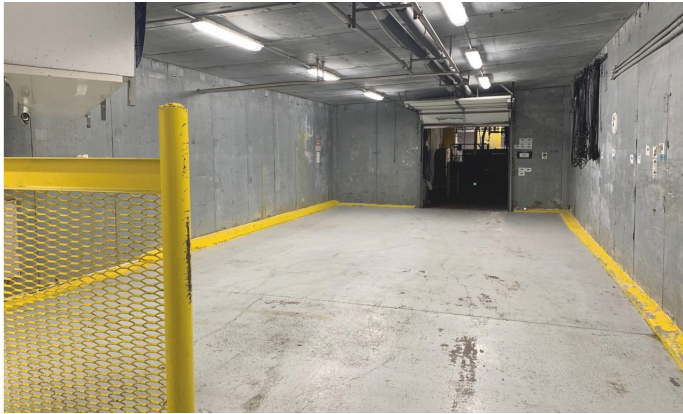
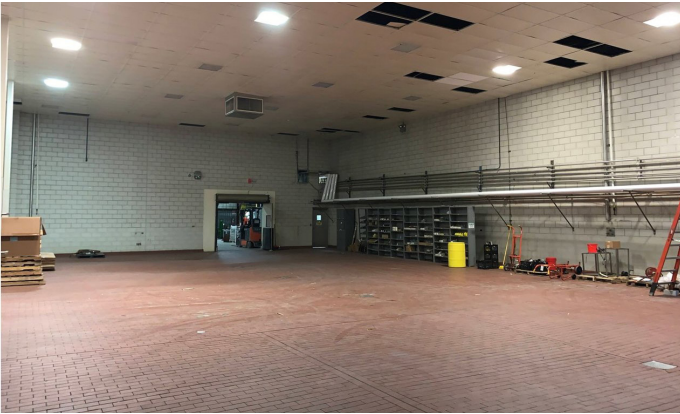
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# PROPERTY PHOTOS



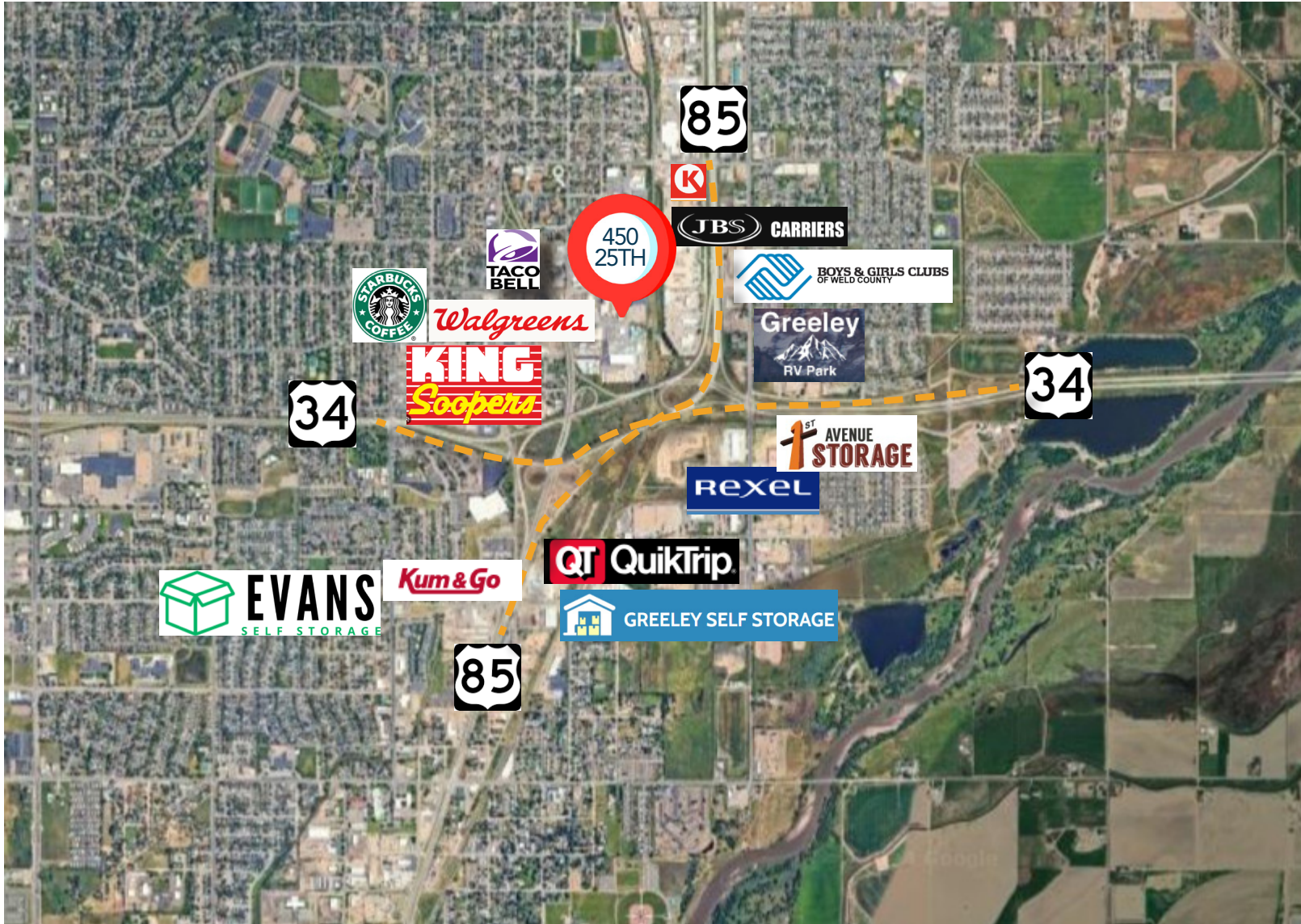
# PROPERTY PHOTOS



# SITE PLAN



# AREA MAP



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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.