



2234 117TH AVE  
GREELEY, CO 80634

Space Available

9,225 SF

Lease Rate

\$12.50 / SF NNN

NNN Rate

\$3.84 / SF

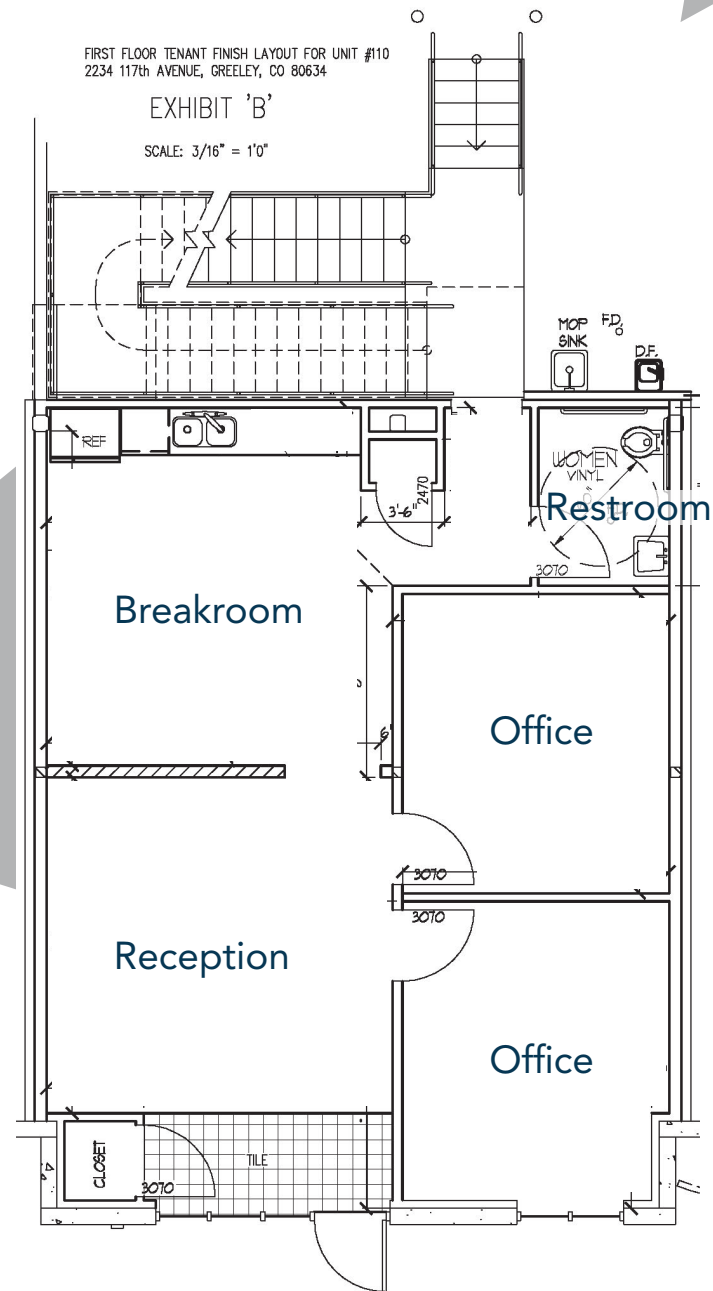
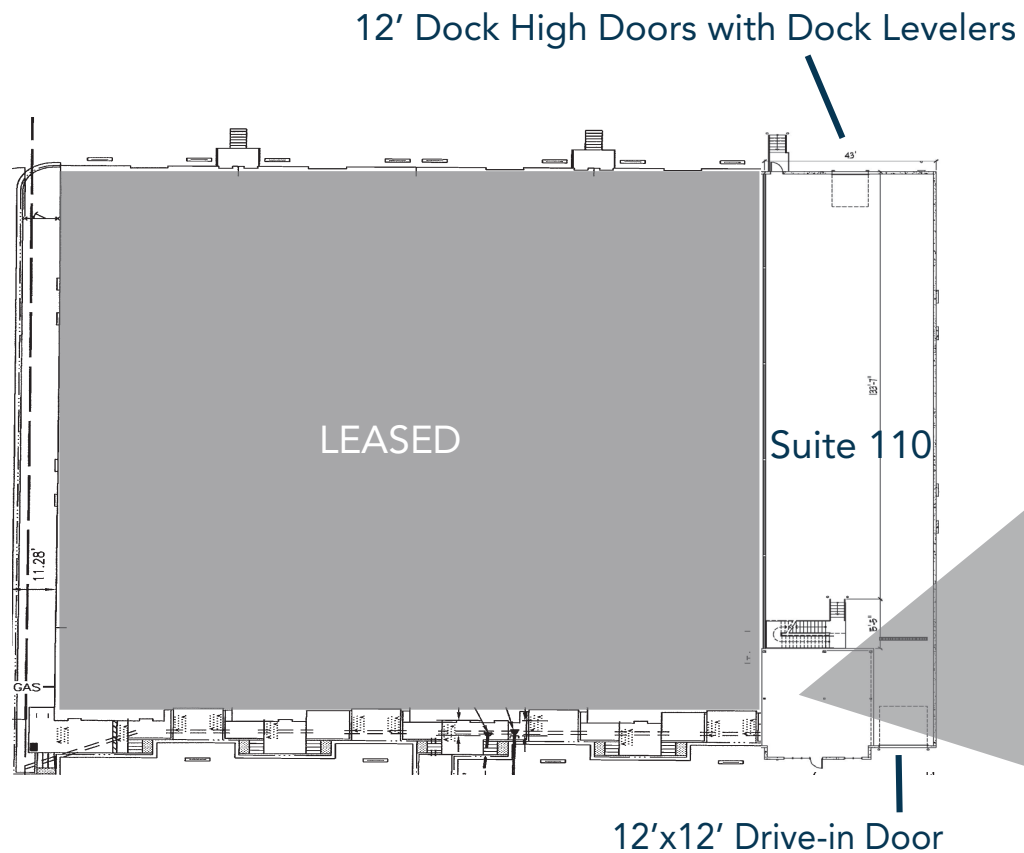
*REGIONALLY LOCATED - HIGH CLEAR HEIGHT FLEX/INDUSTRIAL*

- Regional accessibility at Highway 34 and Highway 257 interchange
- End unit office space/showroom with mountain views
- Office includes two offices, kitchen/breakroom, reception/showroom and restrooms
- Unfinished second floor space for additional storage, office, conference room etc..
- Warehouse includes one dock high door with levelers
- Outside parking available and secure fenced loading docks
- Zoning: Industrial Medium (IM)





# FLOOR PLAN



waypoint  
REAL ESTATE

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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# PROPERTY PHOTOS





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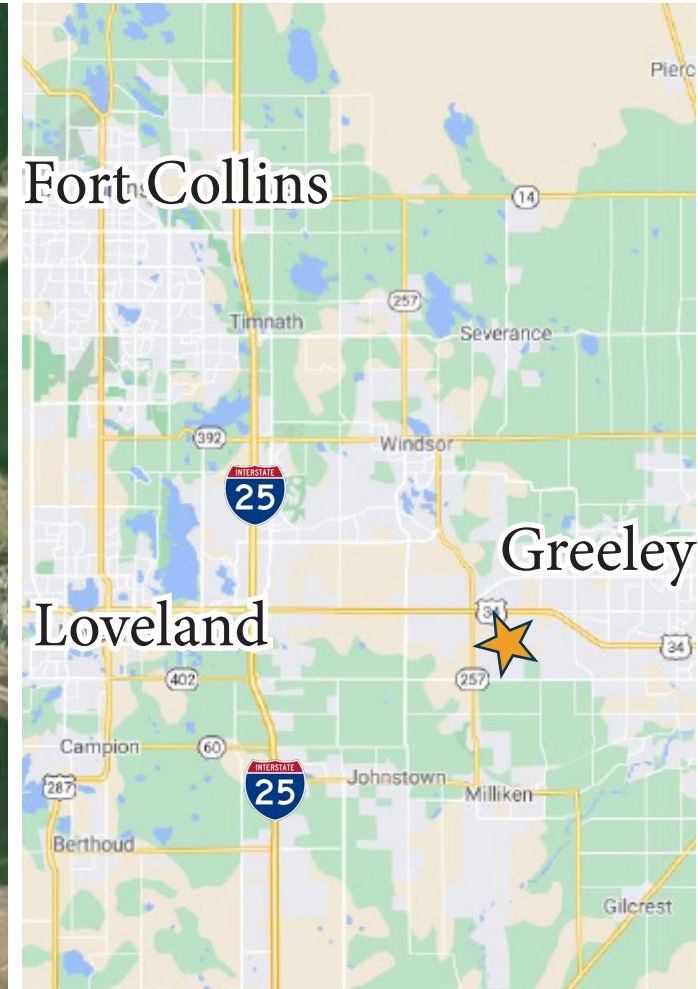
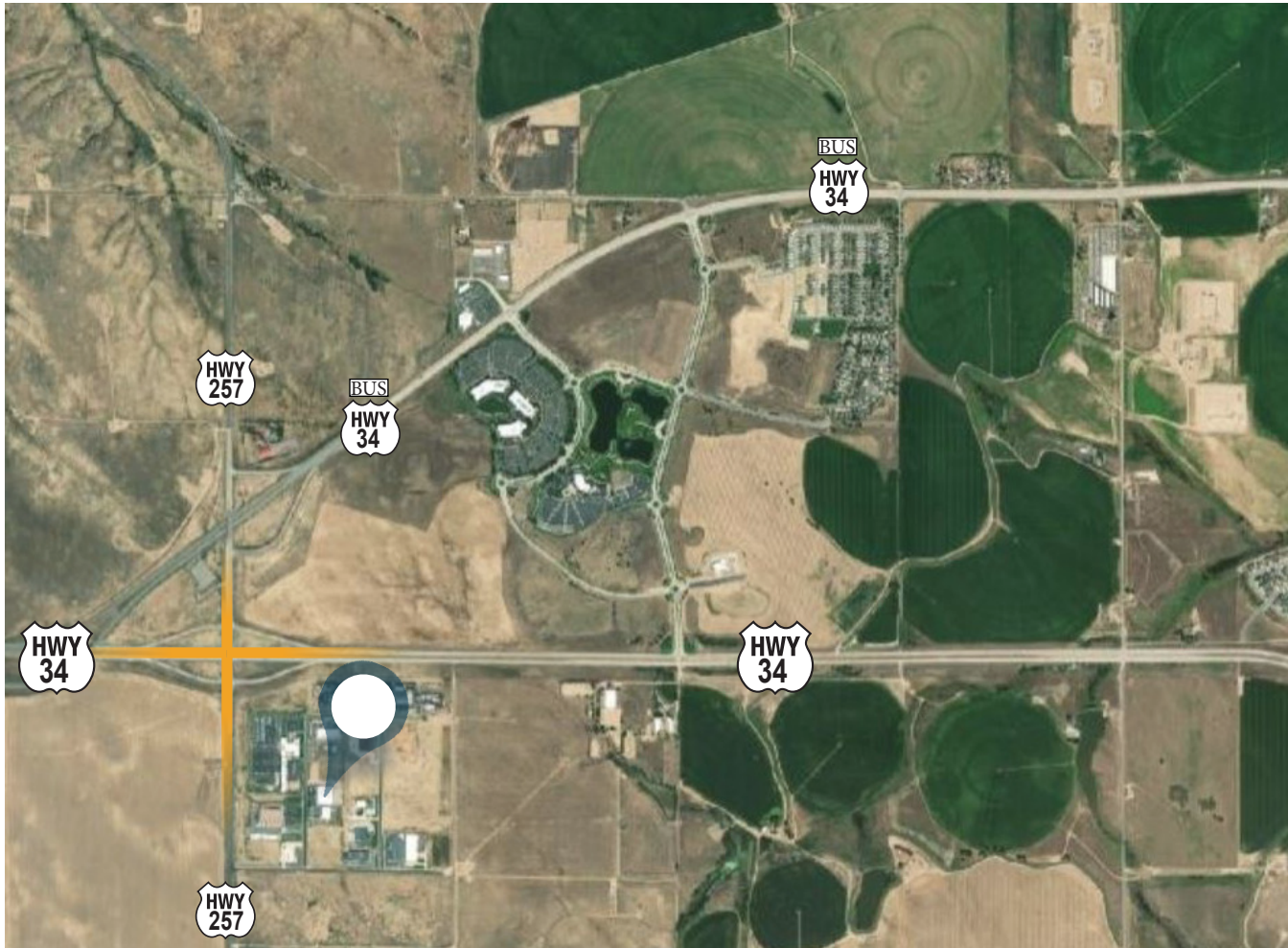




# AREA MAP



# REGIONAL MAP



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