



## Space Available

**6,000 SF**

Warehouse: 4,200 SF

Office: 1,800 SF

## Lease Rate

**\$16.00/SF NNN**

## NNN Rate

**\$5.60/SF NNN**

**3026 1ST AVE  
GREELEY, CO  
80631**

**FENCED OUTSIDE  
STORAGE YARD**

*LARGE INDUSTRIAL SPACE WITH FENCED OUTSIDE YARD FOR LEASE*

- Property features a 6,000 SF building - 4,200 SF warehouse and 1,800 SF office
- 0.7 miles to US Hwy 85 & US Hwy 34
- Zoned Industrial Medium (IM)
- (2) 12' Overhead Doors
- Fenced outside yard





## PROPERTY FEATURES

- Large Fenced Outside Yard
- Drive-In Doors: (2) 12x12 OH Doors
- Building Size: 6,000 SF
- Lot Size: .58 acres







# FLOOR PLAN

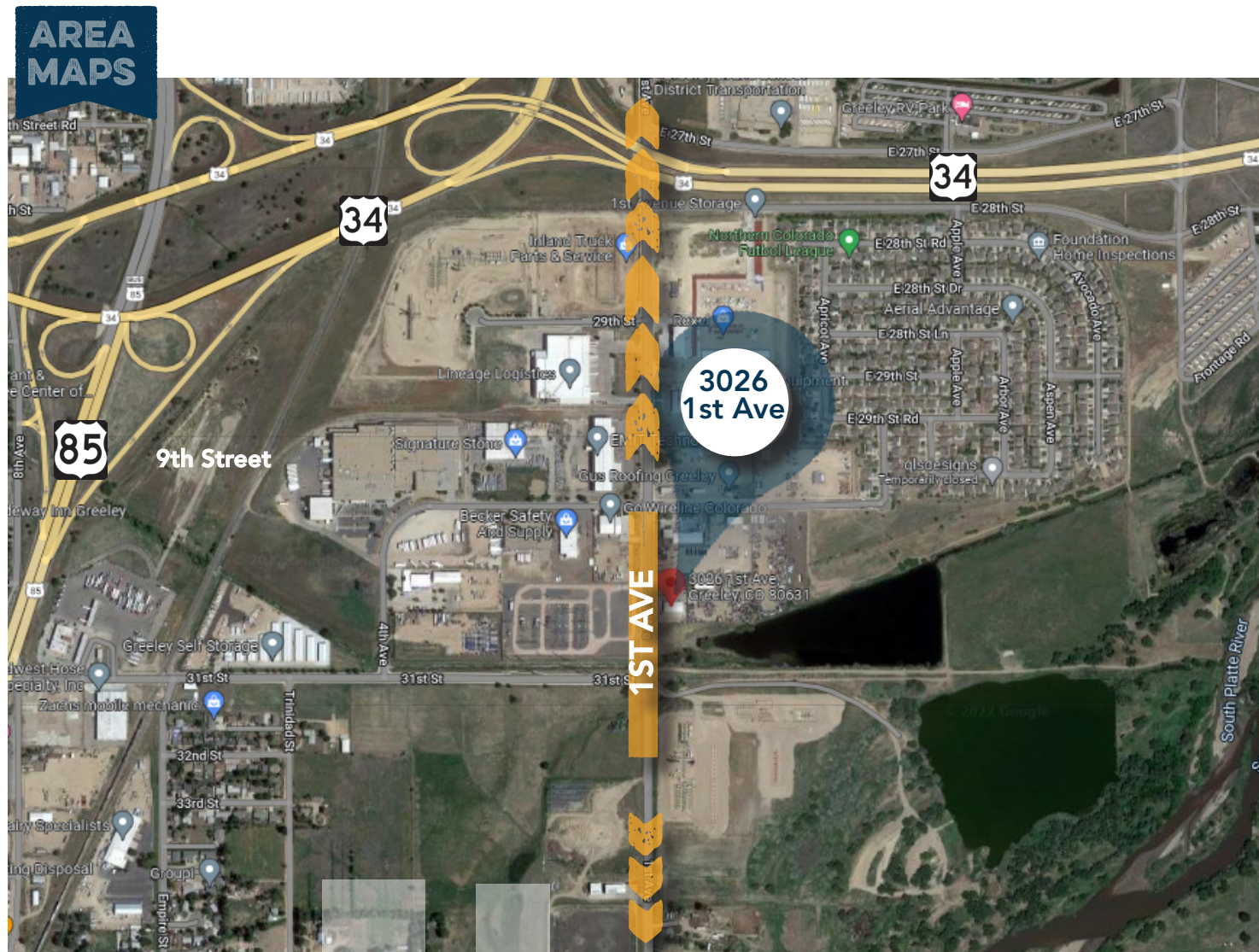




# PROPERTY PHOTOS







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