

533 E COUNTY RD 8
BERTHOUD, CO 80513

Broker Incentive

Contact listing broker for details



Unit B2
4,000 SF

Lease Rate
\$11.50 / SF NNN

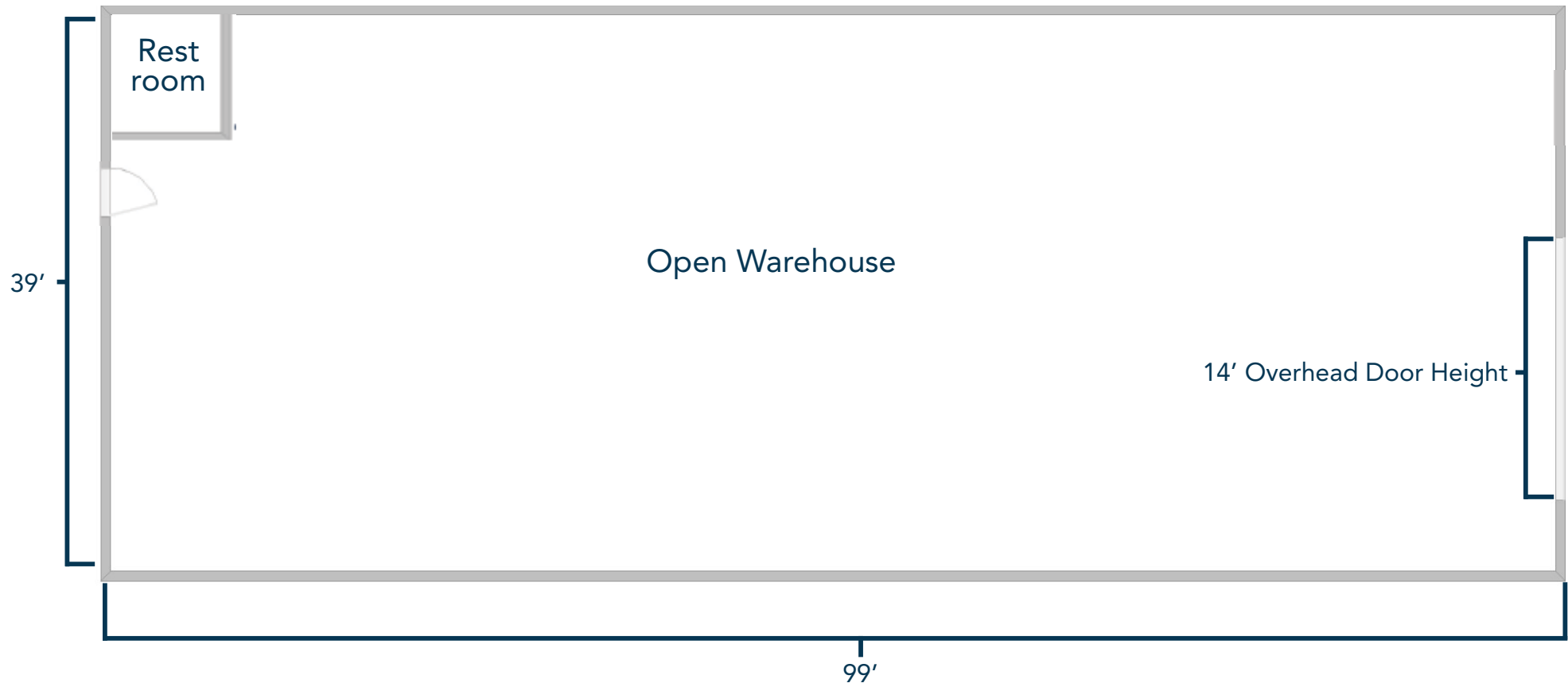
NNN Rate
\$8.14 / SF
**2025 estimate
utilities included*

INDUSTRIAL WAREHOUSE NEAR DOWNTOWN BERTHOUD

- Open floor plan warehouse with 18' clear height
- Includes One Drive-In Door (14'x18')
- Abundance of open parking
- Immediate access to I-25

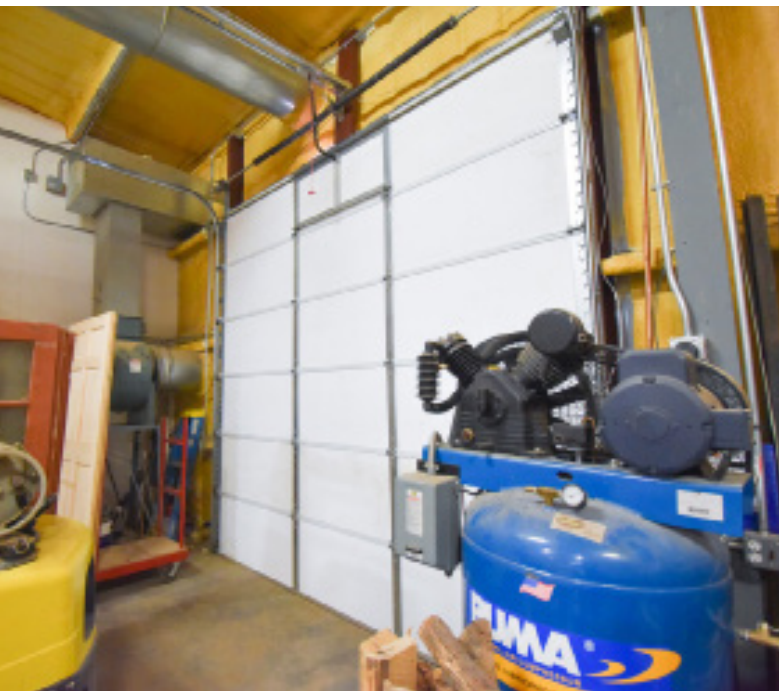


FLOOR PLAN - UNIT B2



waypoint
REAL ESTATE

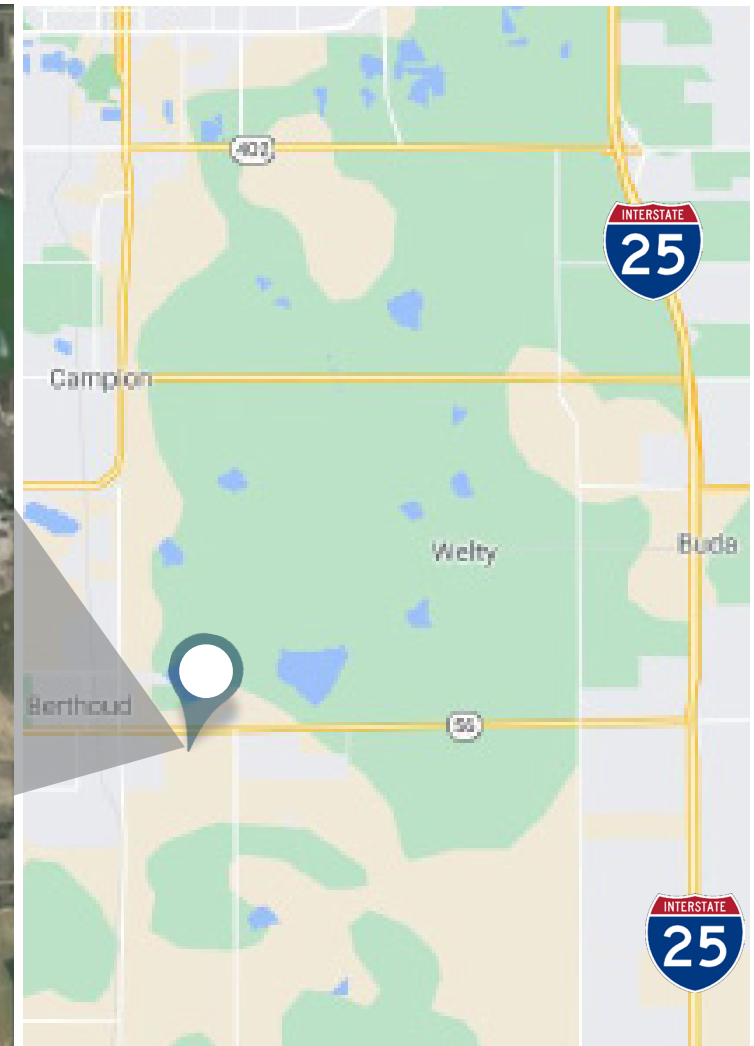
PROPERTY PHOTOS



PROPERTY AERIALS



REGIONAL MAPS



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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