

450 25TH ST.
GREELEY, CO

480/1,000–4,000
AMP

ZONING: IM



Space Available:
10,000 – 80,000 SF

Lease Rate:
\$7.99–\$10.00/SF NNN
NNN Rate:
\$1.68/SF *2024 estimate

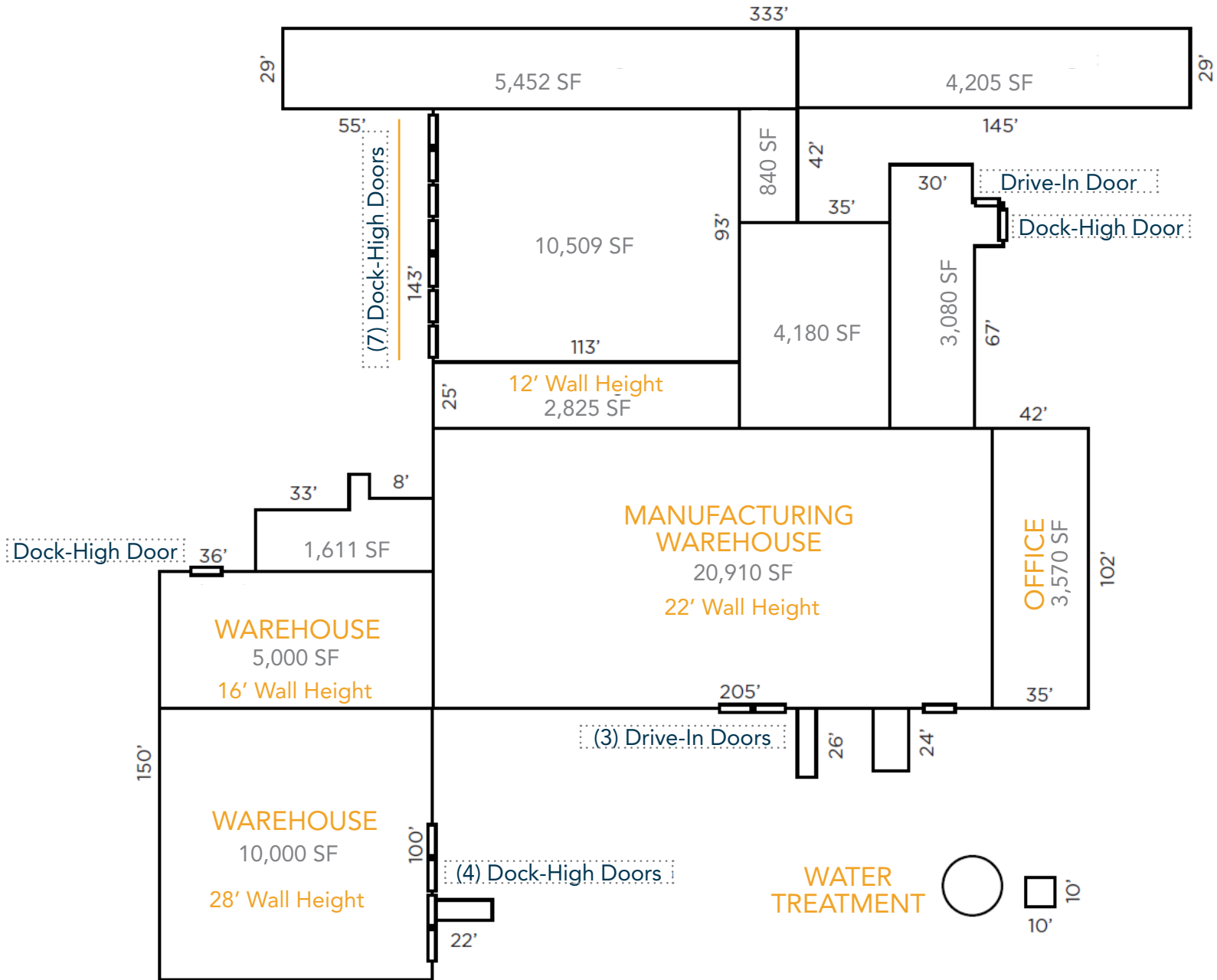
Sale Price:
Contact broker
for details

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



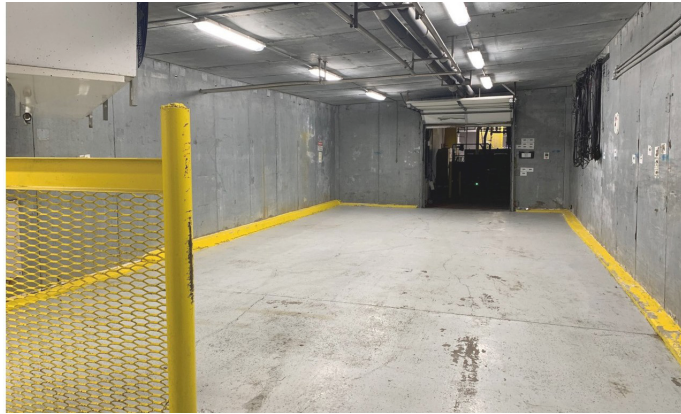
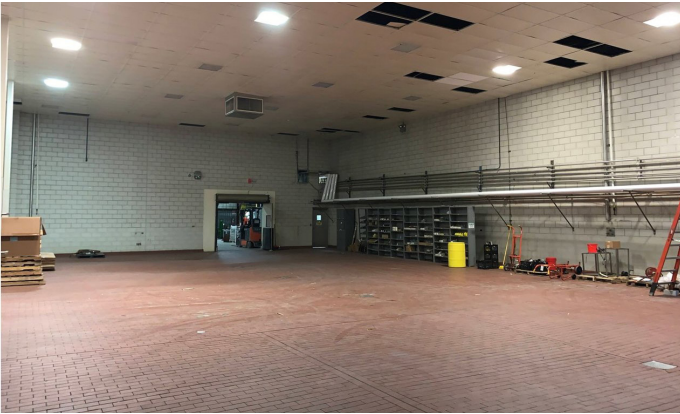
Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.



PROPERTY PHOTOS



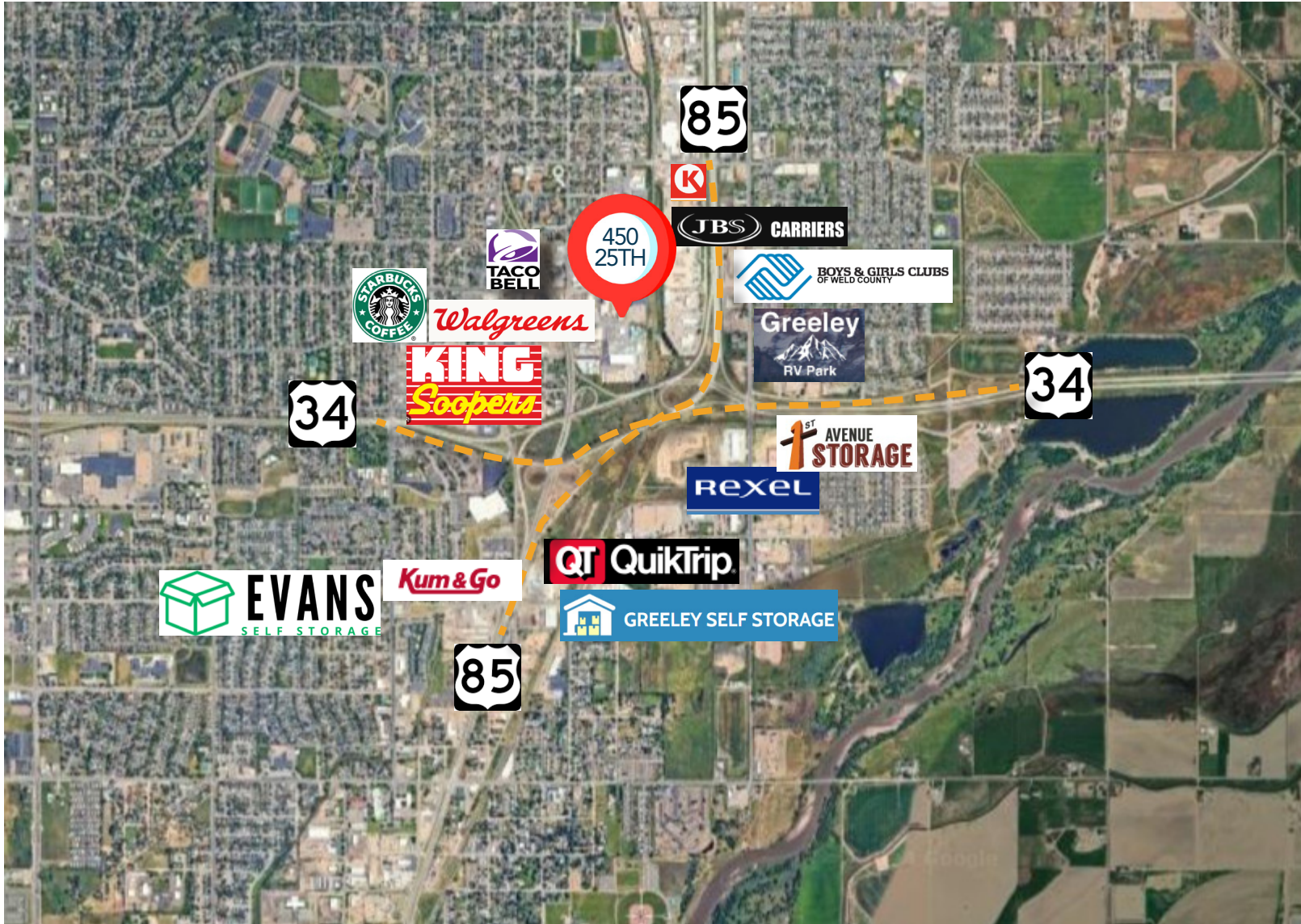
PROPERTY PHOTOS



SITE PLAN



AREA MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com

Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com



BRIAN SMERUD / ERIK CAFFEE

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.