

533 E COUNTY RD 8
BERTHOUD, CO 80513



Unit A
4,000 SF

Lease Rate
\$12.50 / SF NNN

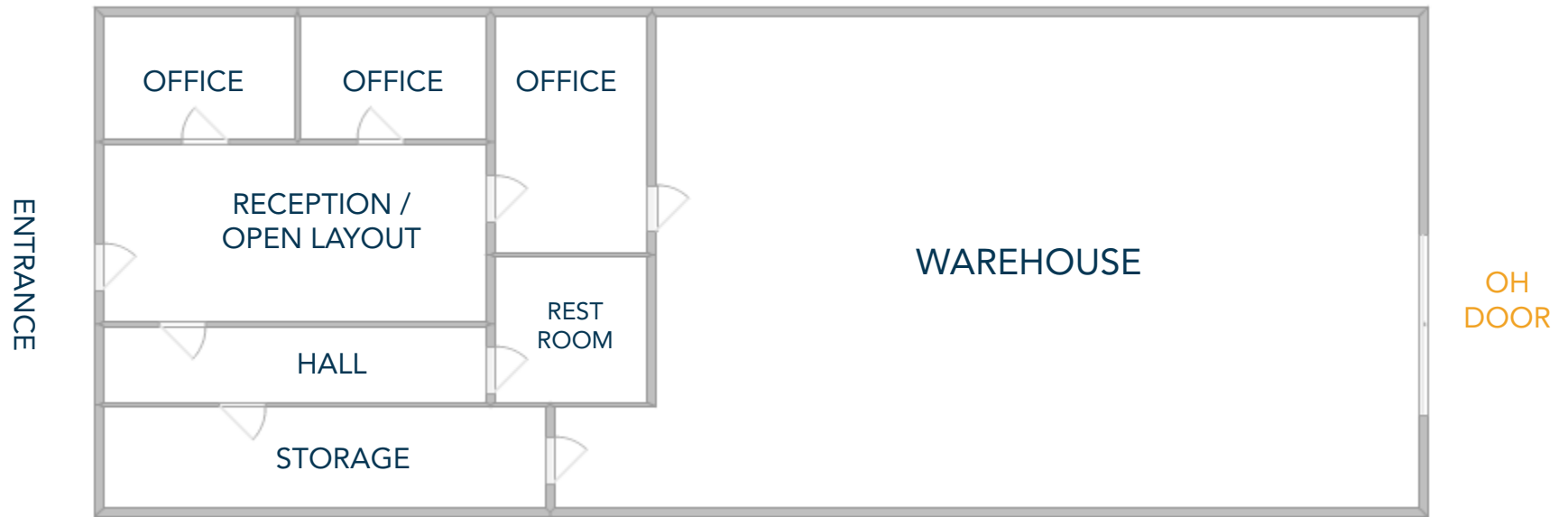
NNN Rate
\$5.90 / SF
(2023 estimate)

INDUSTRIAL WAREHOUSE NEAR DOWNTOWN BERTHOUD

- Mix of office space and open plan warehouse with 18' clear height
- Includes One 10' Drive-In Door
- Abundance of open parking
- Immediate access to I-25 (4.25 miles)



FLOOR PLAN - UNIT A



waypoint
REAL ESTATE

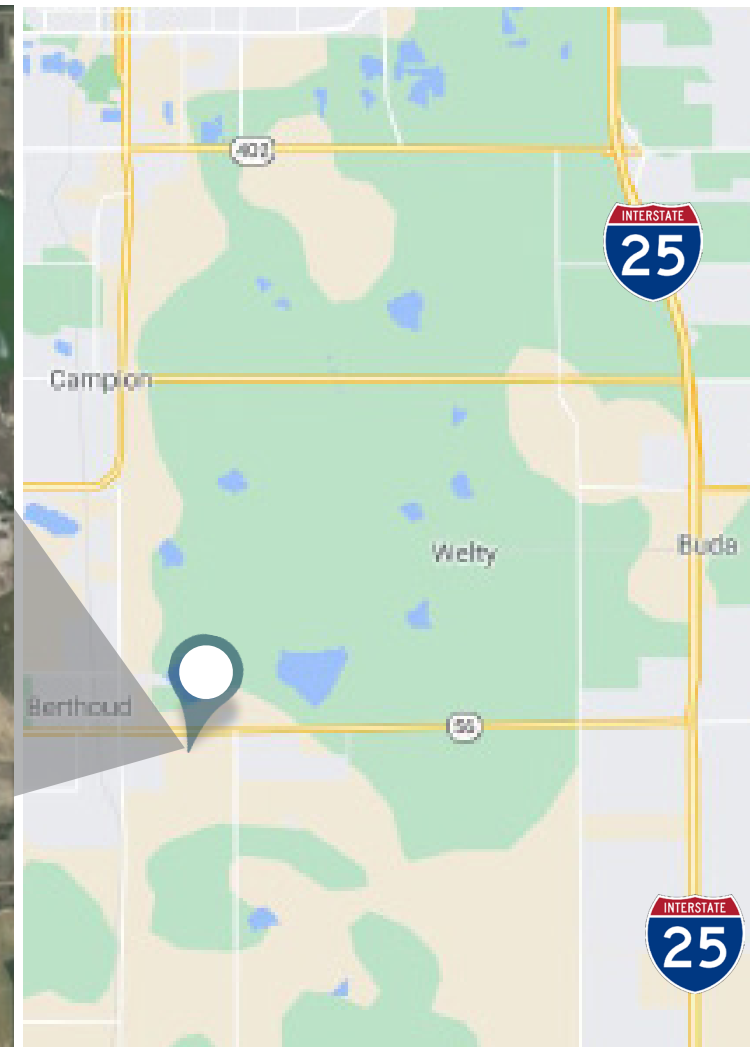
PROPERTY PHOTOS



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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