



1616 2ND AVENUE
GREELEY, CO 80631

Space Available

7,480 SF

Lease Rate

\$22.00 / SF NNN

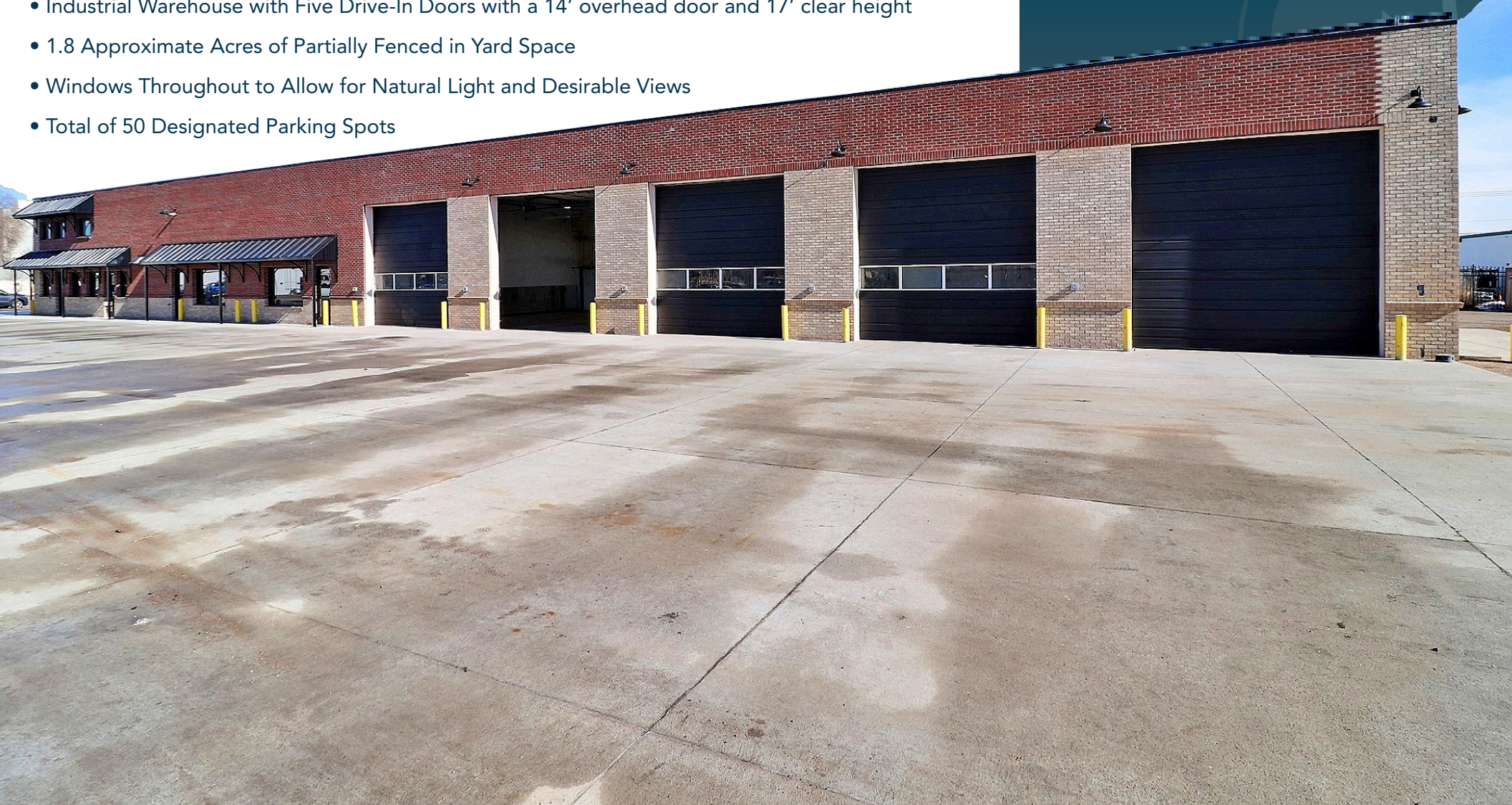
NNN Rate

\$6.60 / SF

Utilities Not Included
*2025 estimate

INDUSTRIAL / RETAIL SPACE LOCATED AT HIGHWAY 85 AND 16TH ST. CORRIDOR

- Private Office Space, Break room Area, Restrooms and Storage Space
- Industrial Warehouse with Five Drive-In Doors with a 14' overhead door and 17' clear height
- 1.8 Approximate Acres of Partially Fenced in Yard Space
- Windows Throughout to Allow for Natural Light and Desirable Views
- Total of 50 Designated Parking Spots





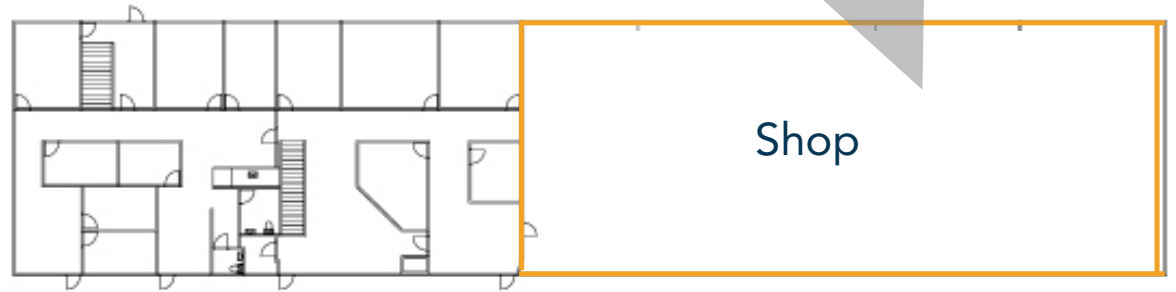
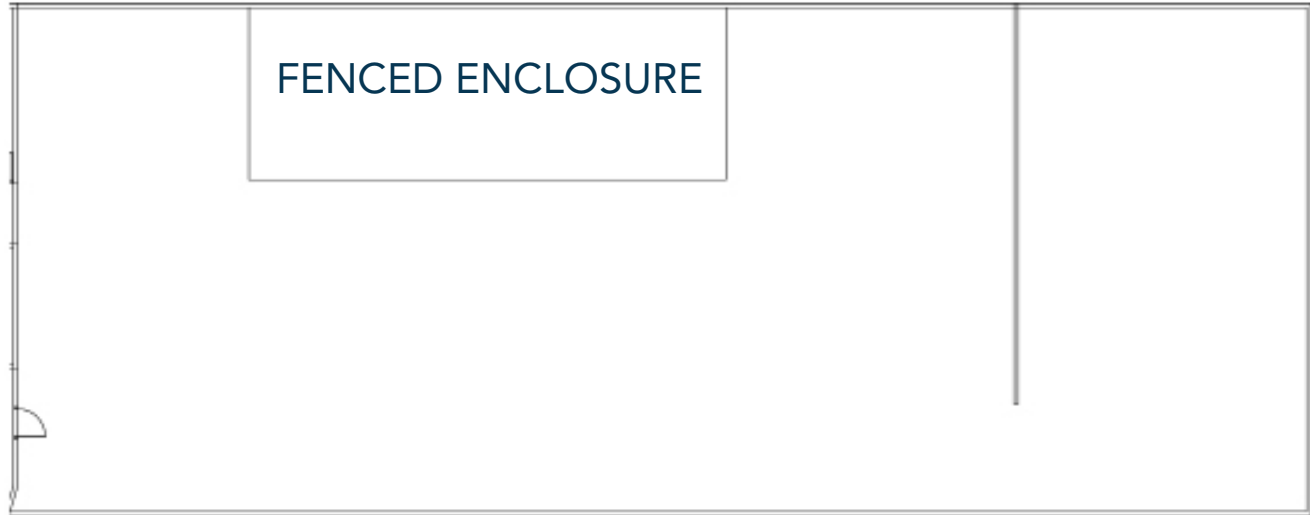
PROPERTY FEATURES

- Building Size: 8,064 SF
- Lot Size: 1.96 AC
- Drive-In Doors: 5 (14'x14')
- Power: 208/120 V; 400 Amp 3 Phase
- Parking: 50 Spaces
- Clear Height: 17'
- Water Tap: 3/4"
- Sewer Tap: 4"
- Zoning: Industrial Medium (IM)



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



AREA MAPS



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