



WHEELER
Properties

PRICE REDUCTION

3115 35TH AVENUE
GREELEY, CO 80634

Lease Details: 10,400 SF

Lease Rates: \$11.50 / SF

NNN Rates: \$2.15 / SF

Lot Size: Approx. 2 acres

Sale Details: 10,400 SF

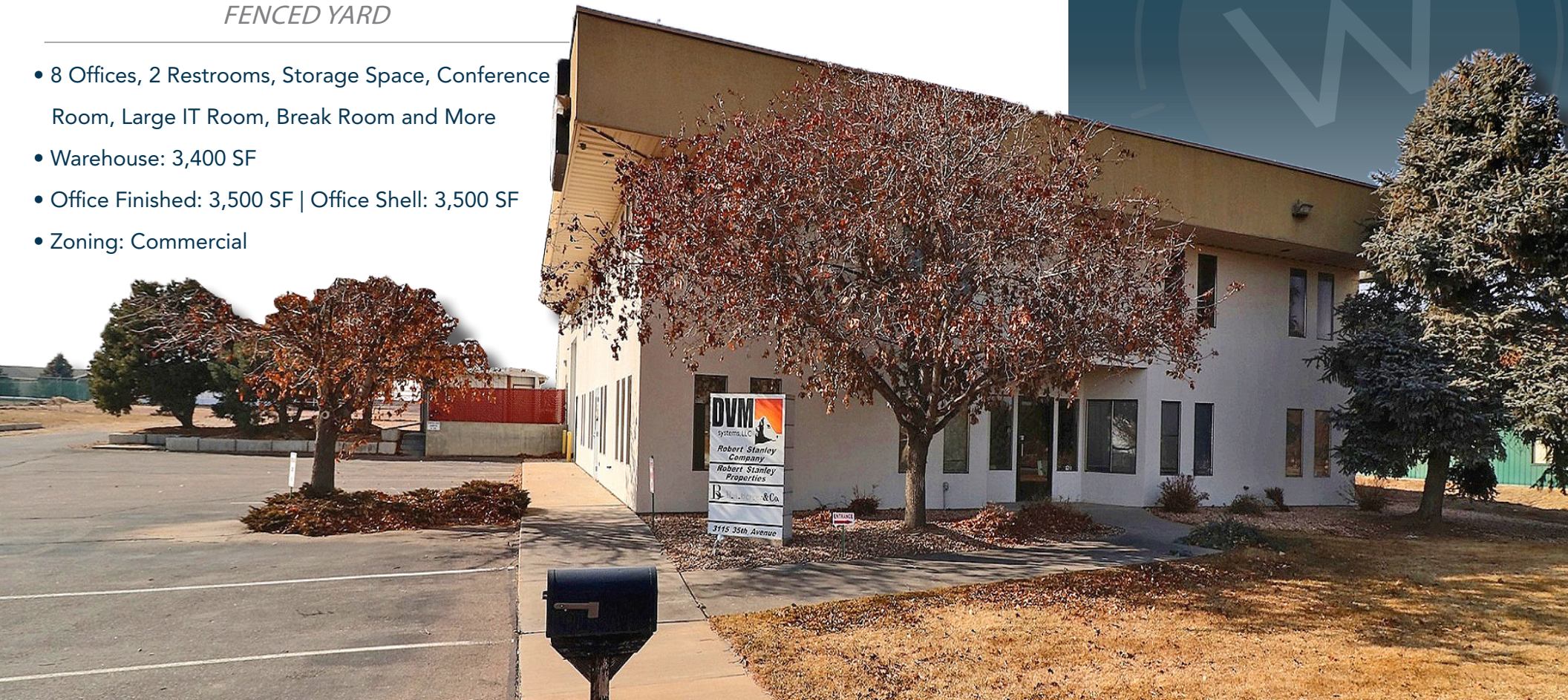
Sale Price: ~~\$1,514,286~~
\$1,300,000

\$ / SF: ~~\$145.60 / SF~~
\$125.00 / SF

Lot Size: Approx. 2 acres

*INDUSTRIAL / FLEX PROPERTY -
FENCED YARD*

- 8 Offices, 2 Restrooms, Storage Space, Conference Room, Large IT Room, Break Room and More
- Warehouse: 3,400 SF
- Office Finished: 3,500 SF | Office Shell: 3,500 SF
- Zoning: Commercial





PROPERTY FEATURES

- Building Size: 10,400 SF
- Lot Size: 2 acres
- Drive In Doors: 5 (2 - 14'14') (3 - 10'x10')
- Clear Height: 16'
- Fenced Yard
- Power: 480V; 600 AMP; 3 Phase
- Data: Multiple Redundant Fiber, High Speed Internet
- Backup Generator
- Water Tap: 1"
- Zoning: CL
- Parking: 18 (Asphalt)
- 3 outbuildings that total 1,484 SF
- High Traffic Visibility: 32,527 VPD



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OFFICE PHOTOS

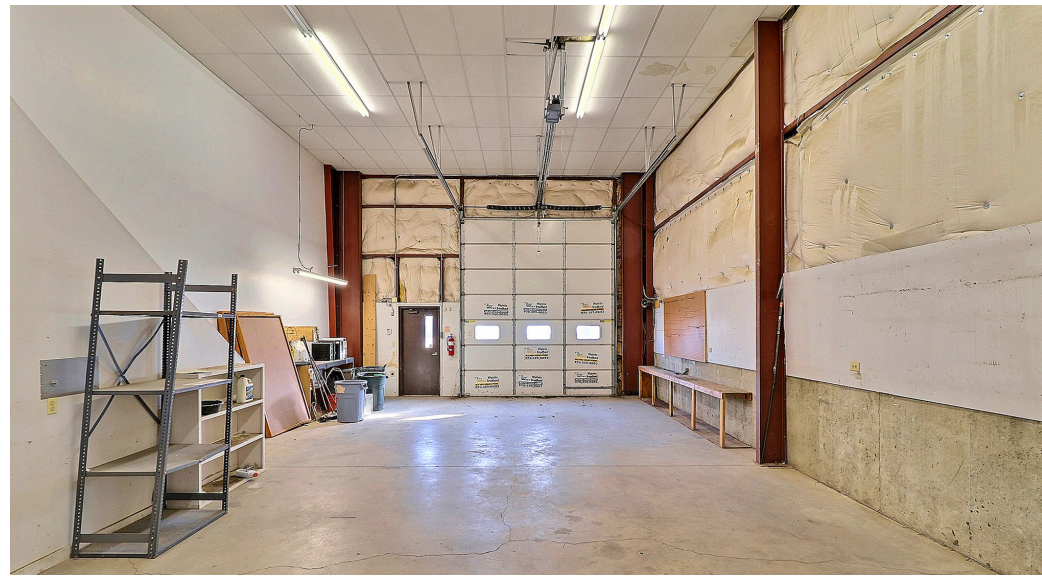


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REAL ESTATE

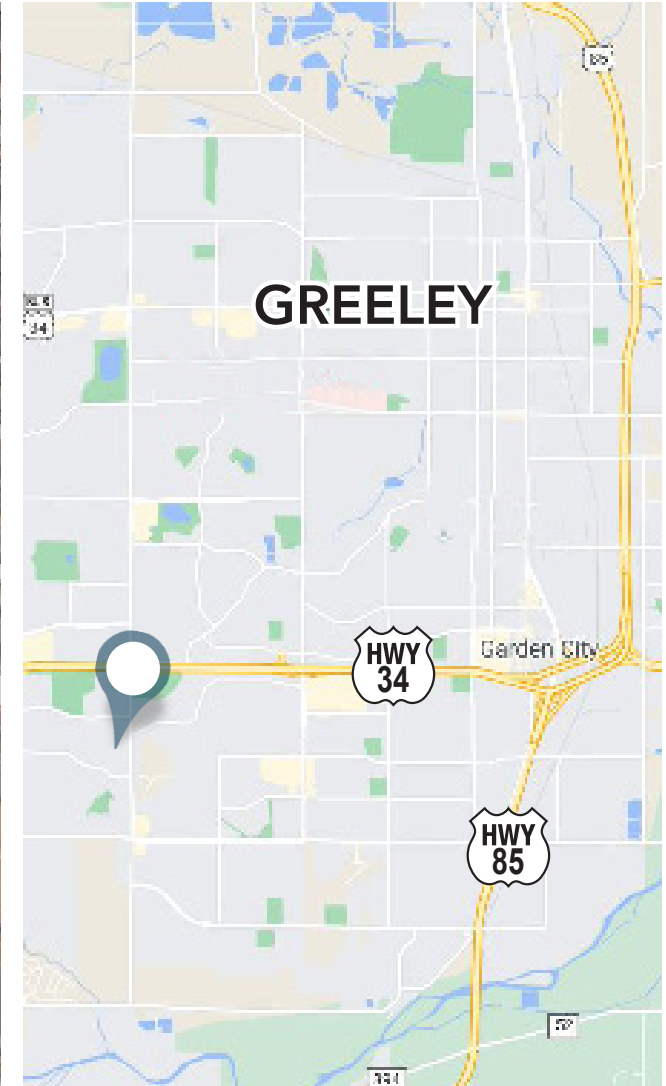
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WAREHOUSE PHOTOS



AREA MAPS



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