



518 13TH ST
GREELEY, CO 80631

Space Available
12,121 SF

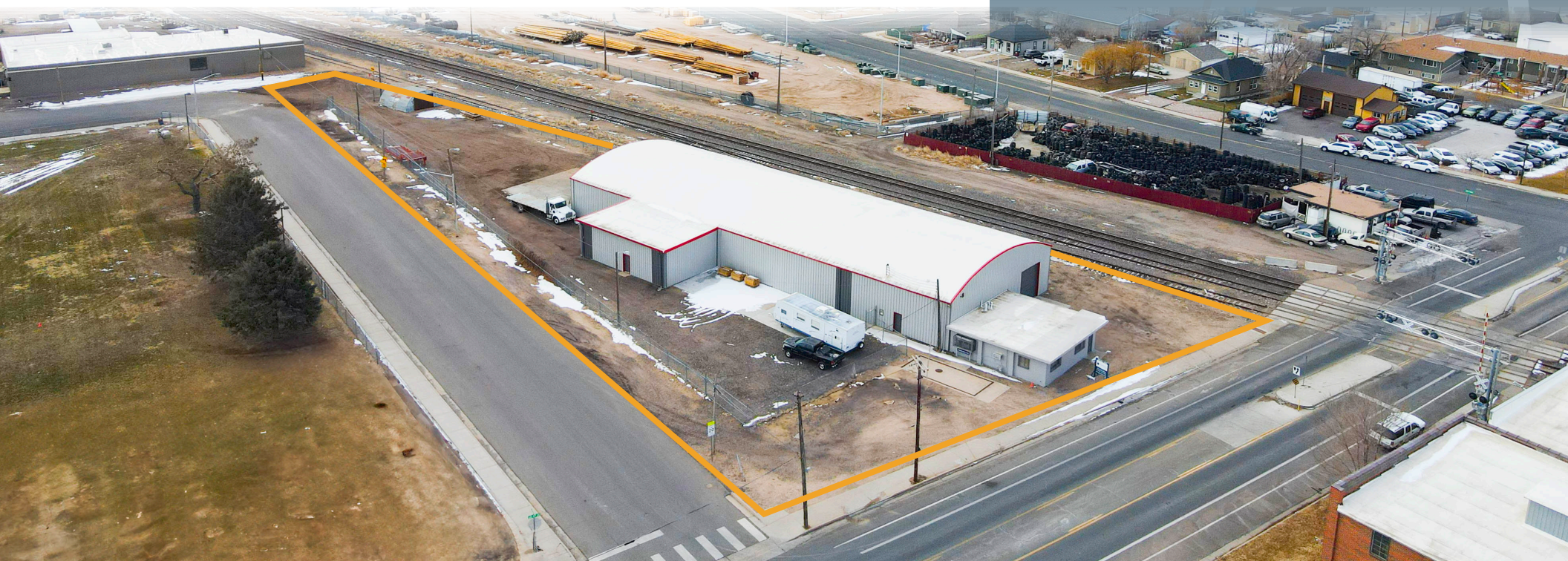
Sale Price
\$2,121,175
Price / SF
\$175/SF

Lease Rate
\$13.75/SF NNN
NNN Rate
\$3.60/SF

NEW INSULATED SIDING
NEW TPO ROOF MEMBRANE
FULLY FENCED YARD

INDUSTRIAL WAREHOUSE WITH OFFICE SPACE IN PRIME LOCATION IN GREELEY

- Industrial property consisting of large warehouse space, breakroom, 2 private offices, private restrooms, manufacturing area, secure storage and (4) 14' drive-in overhead doors
- 3-Phase power
- Fully-fenced yard with new road base
- Building signage available
- Close proximity to Highway 85 and Highway 34



PROPERTY FEATURES

Zoning: Light Industrial

Drive-In Doors: 3 (14')

Building SF: 12,121 SF

Lot Size: 42,173 SF

3-Phase Power

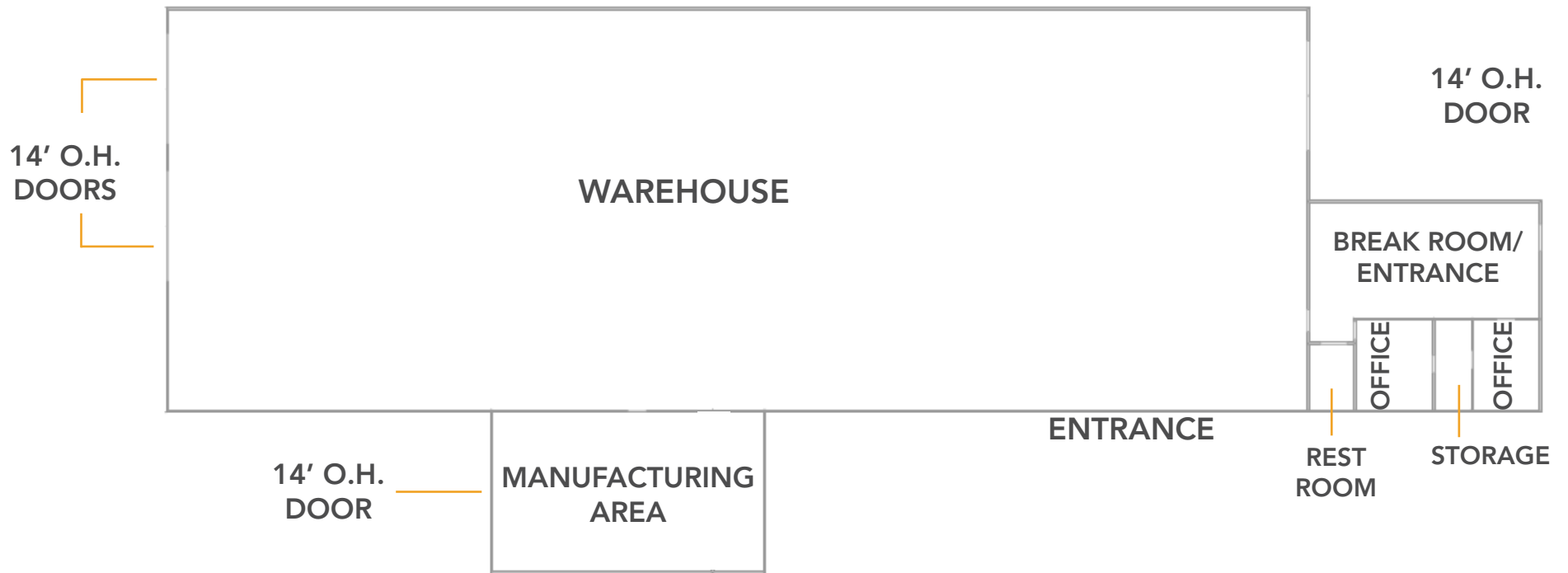
New Insulated Siding

New TPO Roof Membrane

Fully Fenced Yard with New Road Base



PROPERTY FLOORPLAN



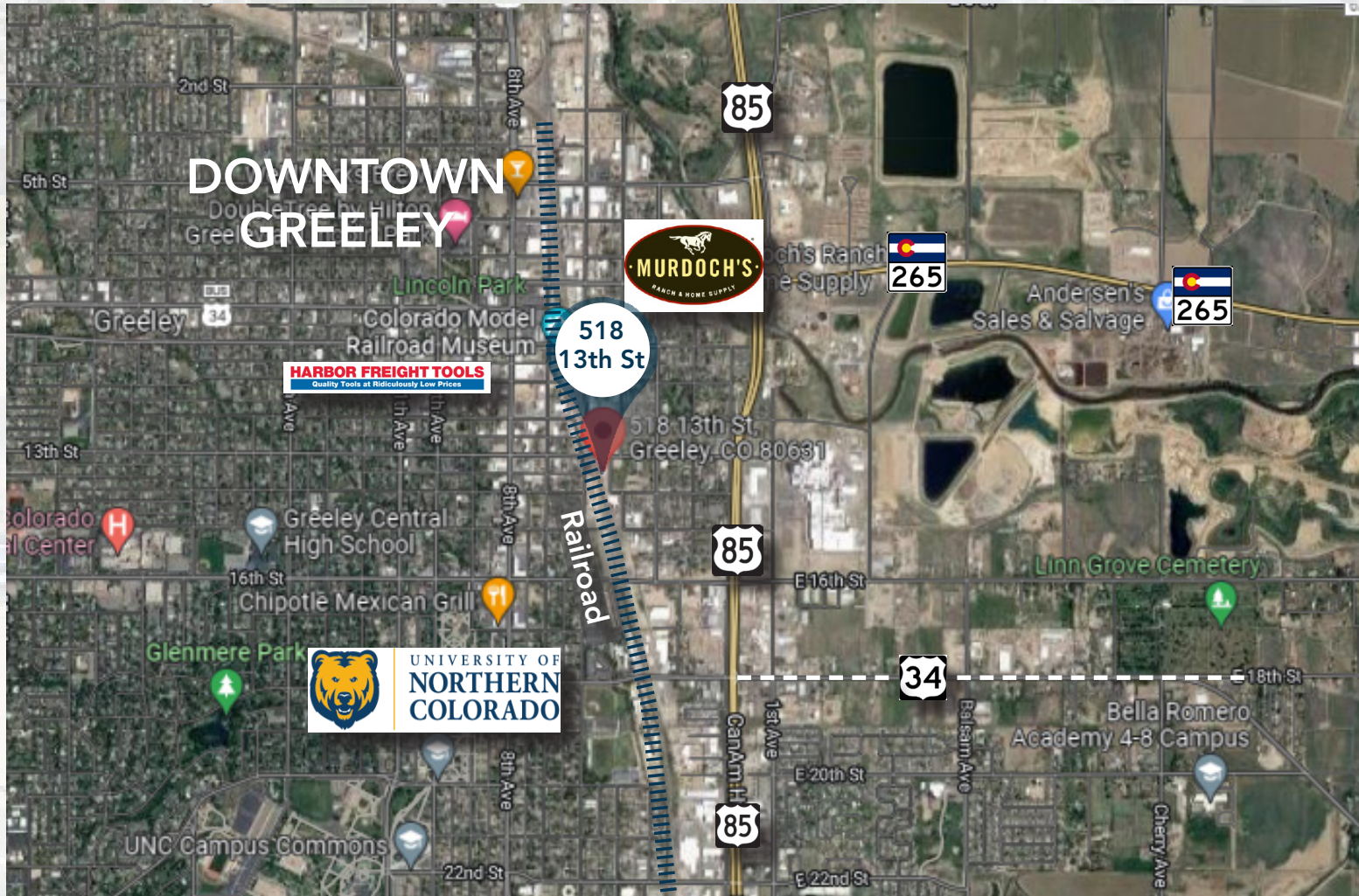
PROPERTY PHOTOS



AERIAL PHOTOS



NEIGHBORHOOD MAP



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