

**401 17TH ST
GREELEY, CO
80631**

**5.5 ACRE FENCED
OUTSIDE STORAGE
YARD**

INDUSTRIAL PROPERTY FOR LEASE MASSIVE FENCED OUTSIDE YARD



Space Available

32,225 SF

Lease Rate

\$11.00/SF NNN

NNN Rate

\$3.25/SF

INDUSTRIAL PROPERTY AVAILABLE FOR LEASE IN CENTRAL GREELEY

- Property consists of sprawling warehouse space, 5+ professional offices, conference room, breakroom, private restrooms, multiple storage sites, huge fenced yard, overhead doors and dock-high doors
- (4) Overhead doors: 14'x18' , 12'x18' , 10'x12' , 10'x10'
- (6) Dock-high doors
- Excellent location in Greeley with easy access to US 85



PROPERTY PHOTOS | AERIAL



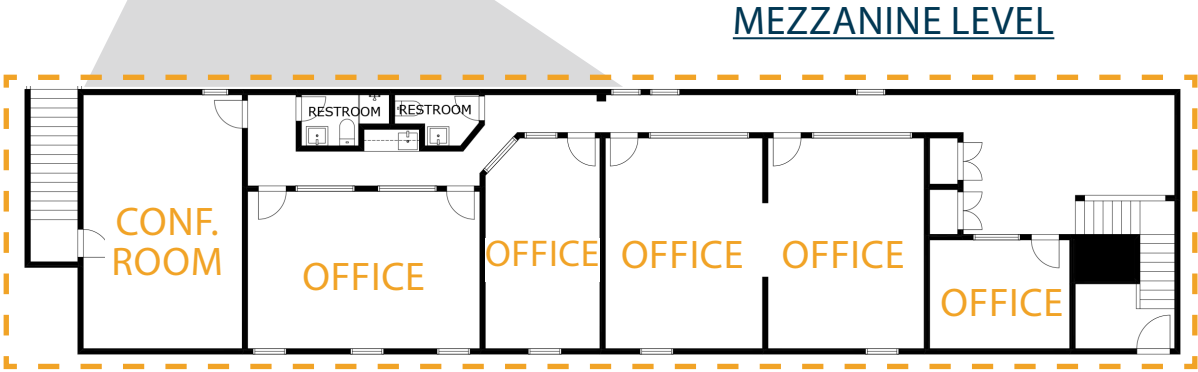
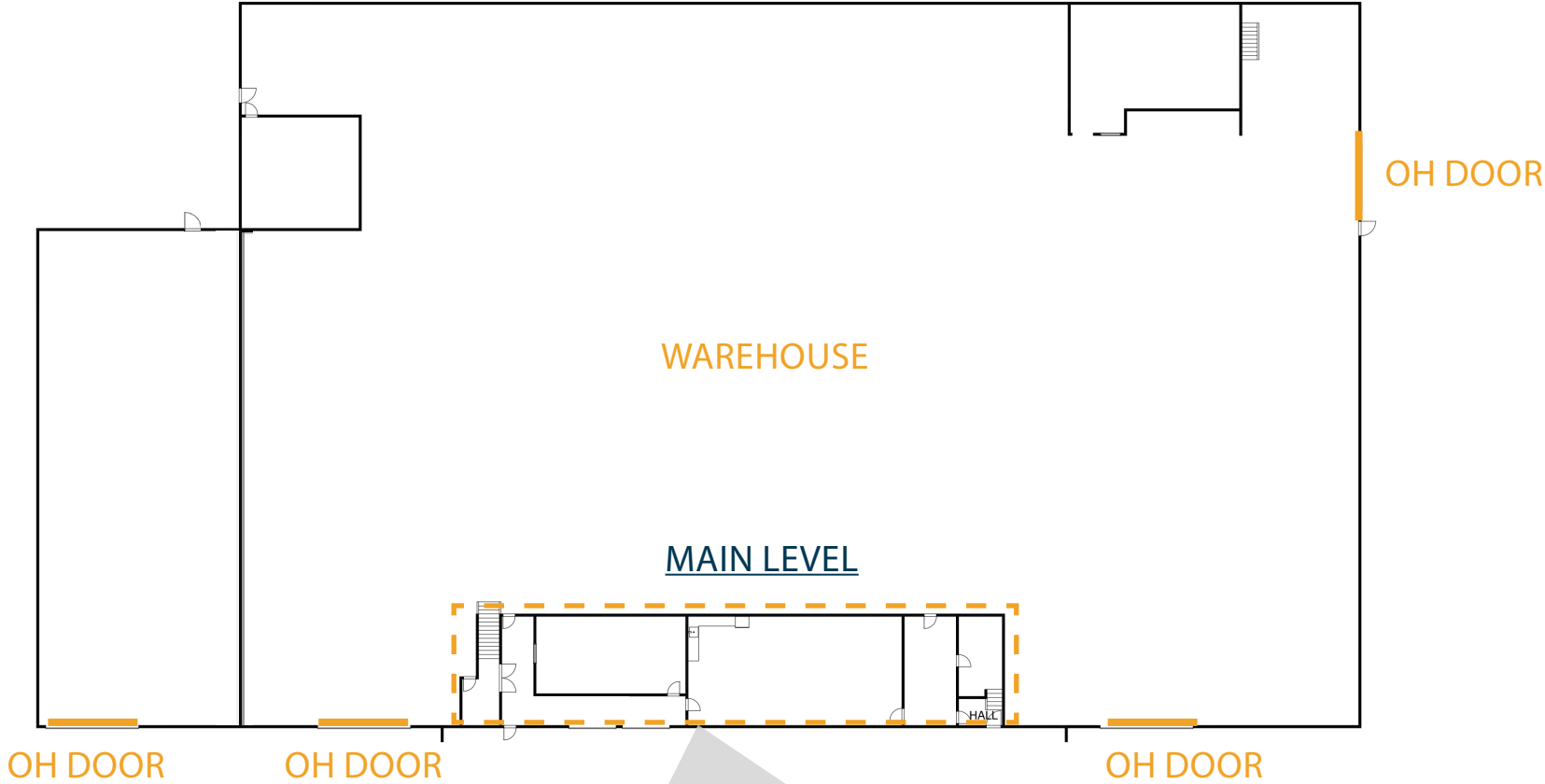
PROPERTY PHOTOS | WAREHOUSE



PROPERTY PHOTOS | INTERIOR



FLOORPLAN





CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com

