

706-716 12TH ST.  
GREELEY, CO 80631

FENCED OUTSIDE YARD

GREAT DOWNTOWN  
LOCATON

RETAIL/INDUSTRIAL/  
FLEX



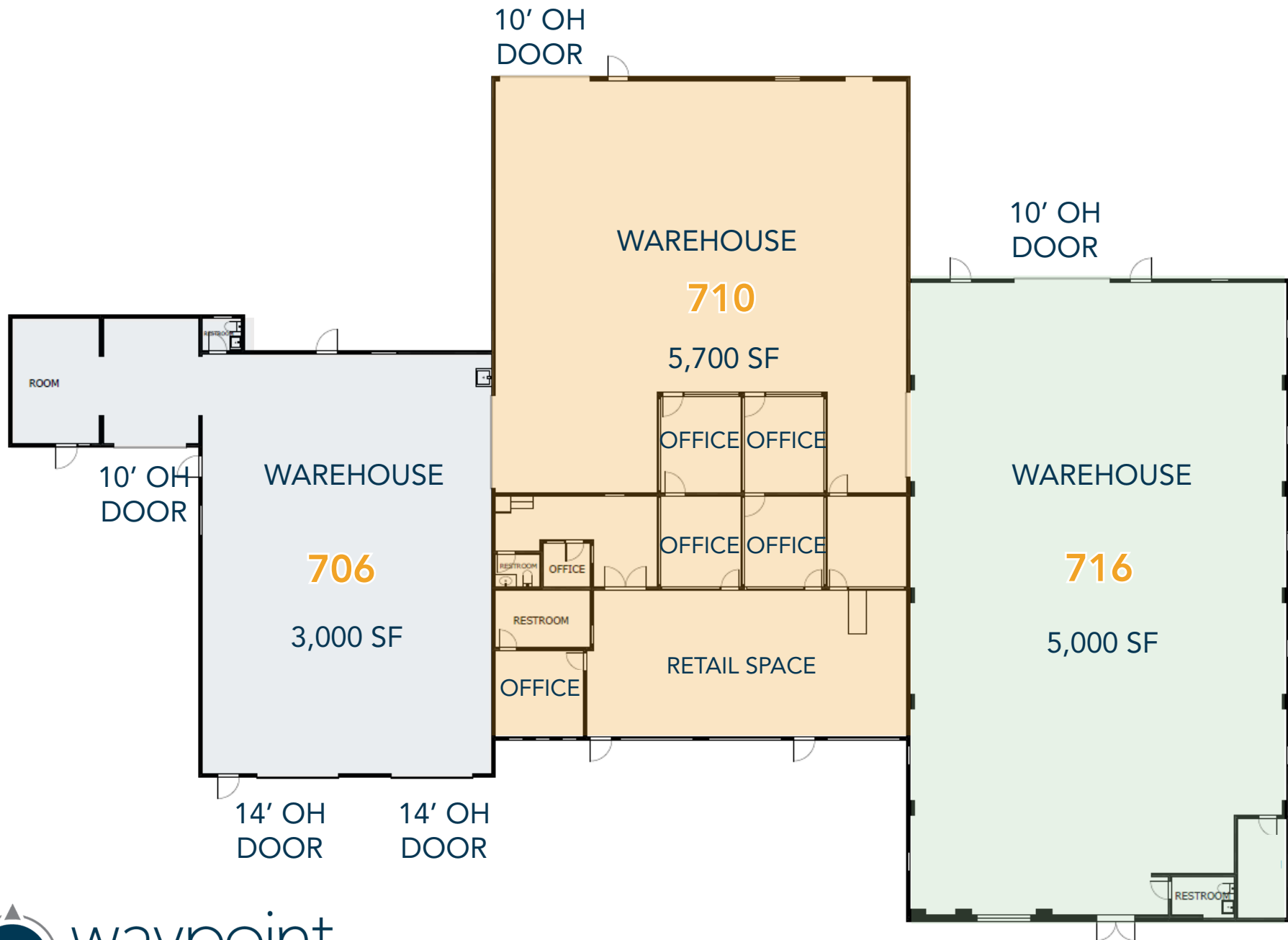
Space Available:	Sale Price:	Lease Rate:	NNN Rate:
13,700 SF	\$2,466,000 (\$180.00/SF)	\$13.00/SF	\$6.00/SF

*FLEX/INDUSTRIAL/RETAIL BUILDINGS FOR SALE OR LEASE*

- Flex buildings with warehouse space, retail space, multiple offices, private restrooms, 5 overhead doors and fenced outside yard—see below for individual building layouts
- Located in fast-growing and developing downtown Greeley, surrounded by retail and restaurant amenities
- On-site and street parking
- Building signage



# FLOORPLAN



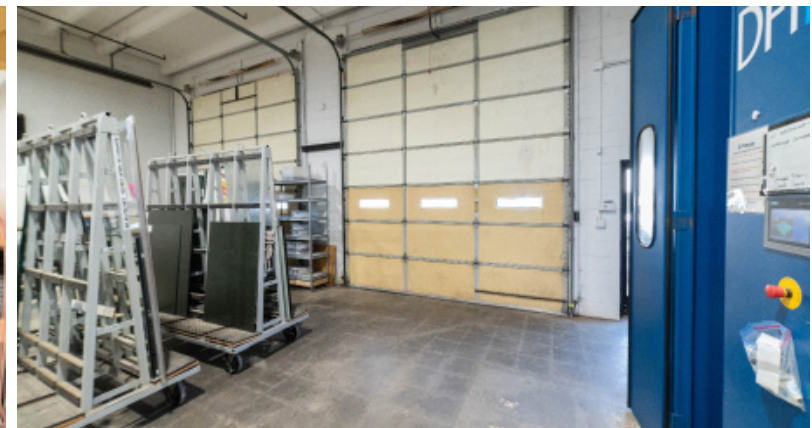


# AERIAL PHOTOS





# 706 12TH ST PHOTOS





# 710 12TH ST PHOTOS

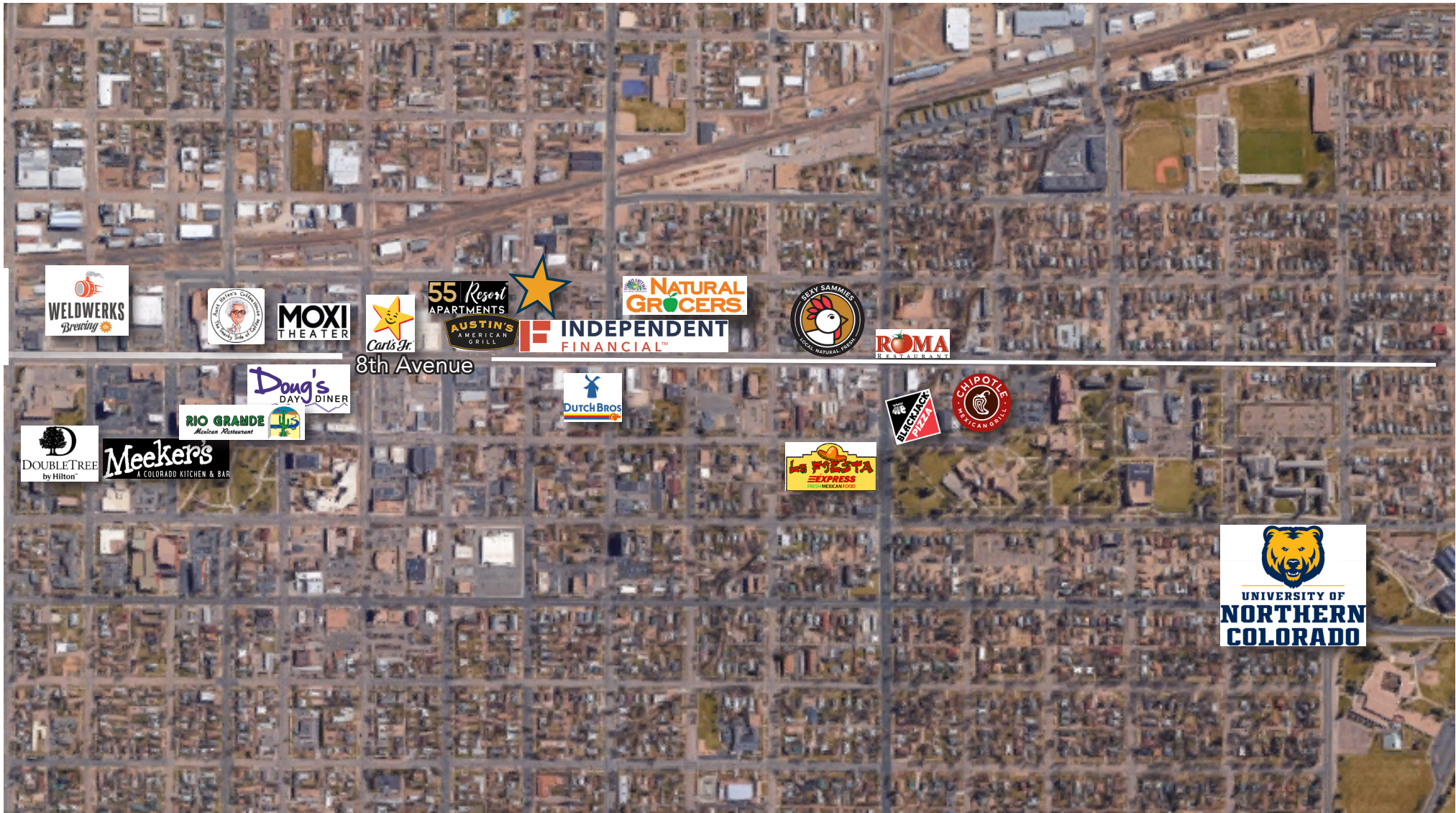


# 716 12TH ST PROPERTY PHOTOS





# AERIAL MAP





# LOCAL MAP



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