

**205 TURNER AVE.  
BERTHOUD, CO 80531**

**MASSIVE ELECTRIC  
CAPACITY**

**NEWLY REMODELED  
OFFICES**

**NEW LED LIGHTING**

**FOR LEASE**



Space  
Available  
**5,610 SF**

Lease Rate:  
**\$12.50/SF NNN**

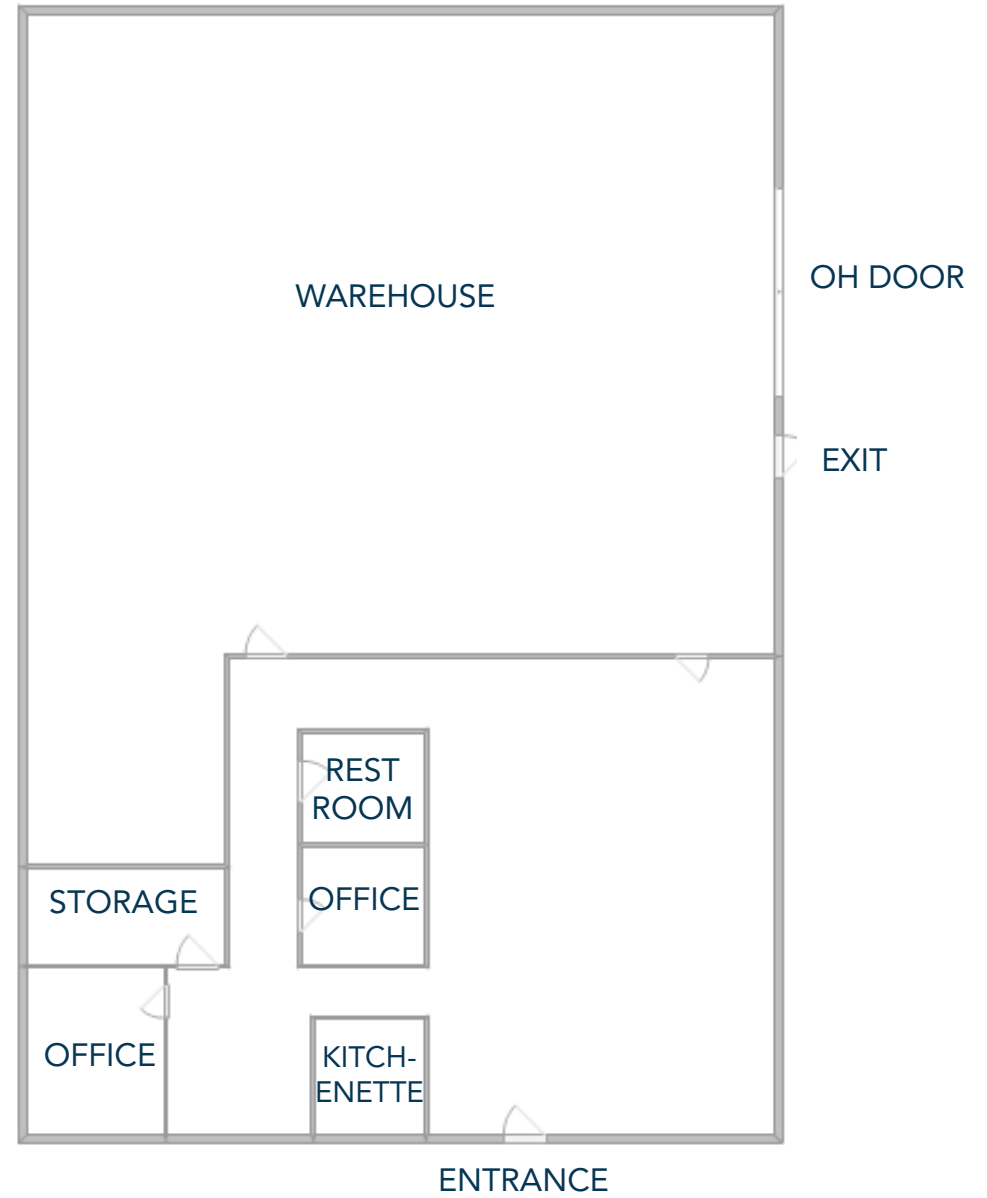
NNN Rate:  
**\$3.25/SF**

*LARGE INDUSTRIAL PROPERTY AVAILABLE FOR LEASE IN CENTRAL BERTHOUD*

- Property is centrally located in Berthoud near the intersection of Mountain Ave (CR8) and 1st St
- Features large warehouse space, 2+ offices, (1) 12 ' overhead door, private restroom and secure storage
- Electric: 3-phase 800AMP 480v with transformer
- Zoning: M2 (Industrial District)



# PROPERTY INFORMATION





# PROPERTY PHOTOS



# AREA MAP



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