

706 12TH ST.
GREELEY, CO 80631

FENCED OUTSIDE YARD

GREAT DOWNTOWN
LOCATON

INDUSTRIAL/FLEX

14 FT OVERHEAD DOORS



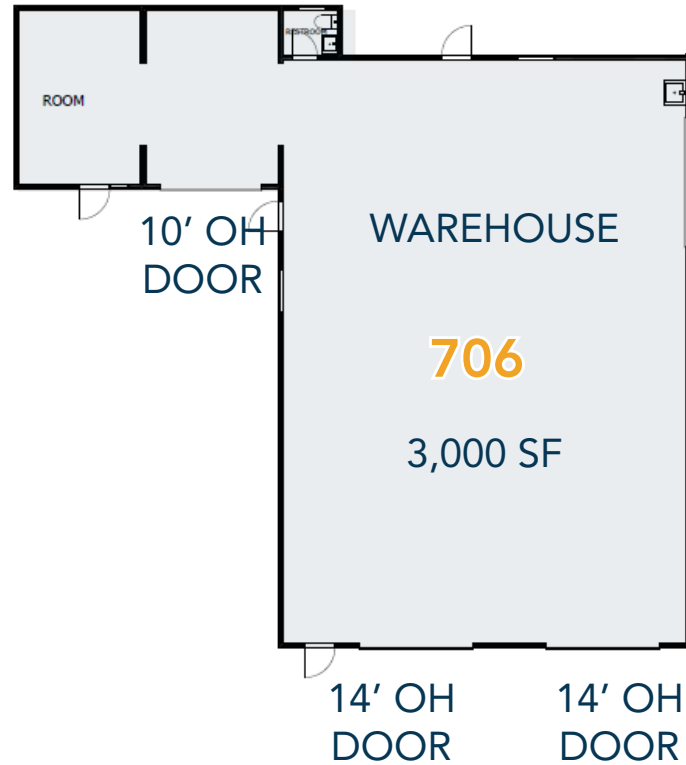
Space Available:	Lease Rate:	NNN Rate:	Sale Price:
3,000 SF	\$16.00/SF	\$6.00/SF	\$675,000 \$225/SF

FLEX/INDUSTRIAL/RETAIL BUILDING FOR SALE OR LEASE

- Flex building with warehouse space, private restrooms, 3 overhead doors and fenced yard
- Located in fast-growing downtown Greeley, surrounded by retail and restaurant amenities
- On-site and street parking
- Building signage Available



FLOORPLAN



12TH STREET

AERIAL VIEW



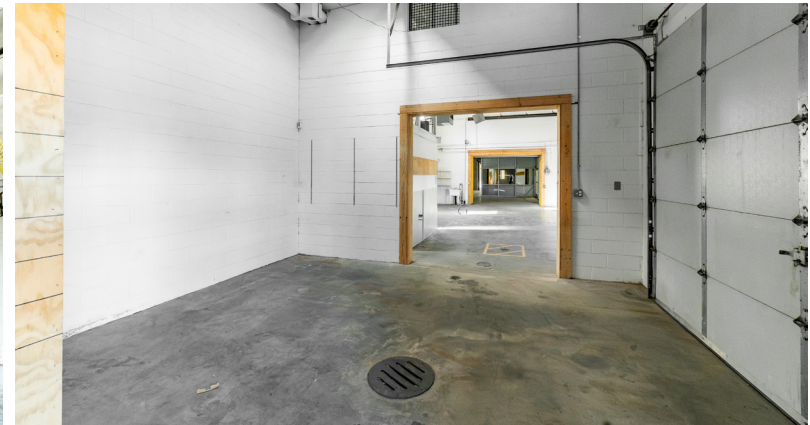
7TH AVENUE

706

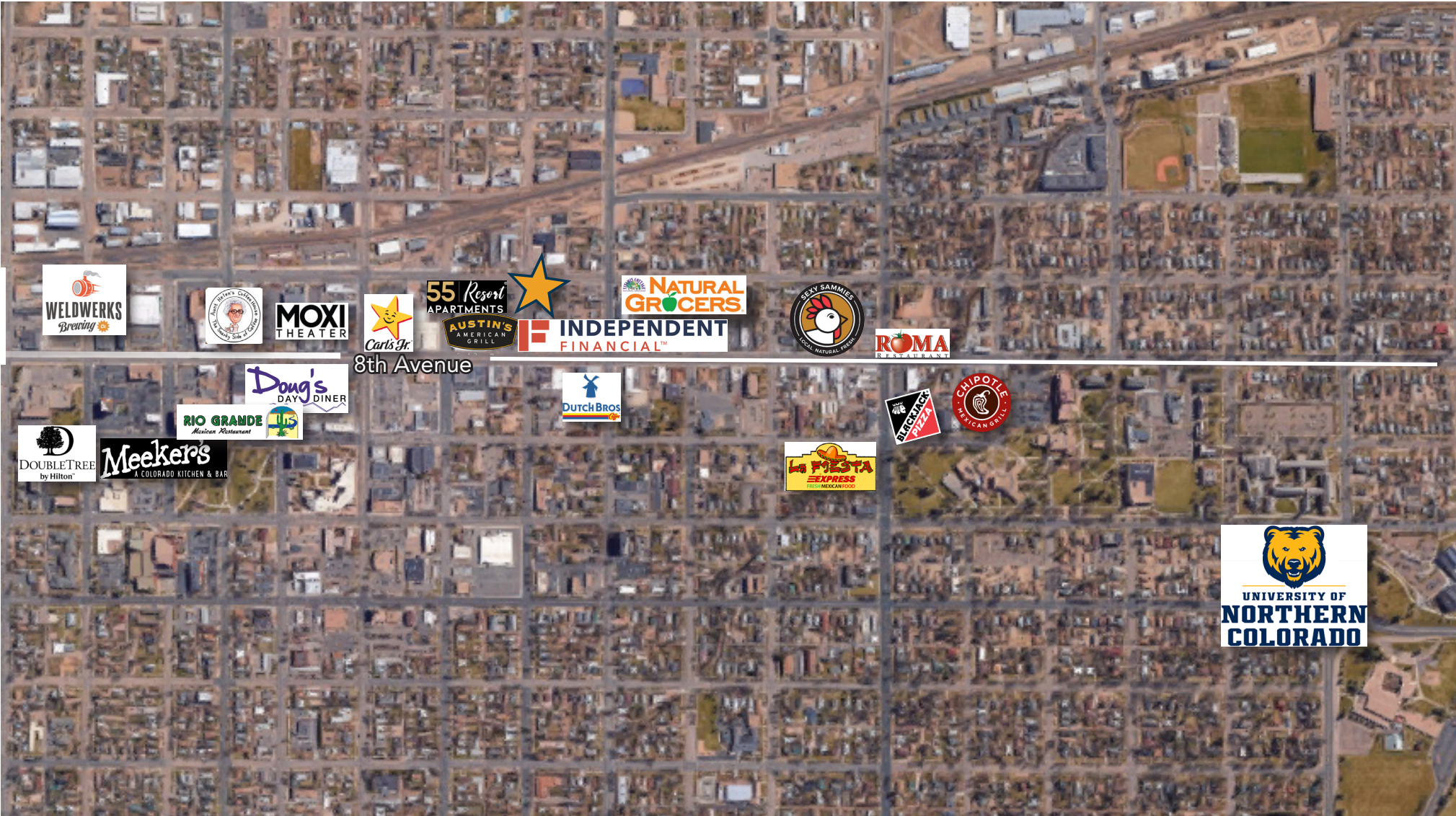
12TH STREET



706 12TH ST PHOTOS



AREA MAP



LOCAL MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.