



**953 1ST STREET
BERTHOUD, CO 80513**

Available Space

6,024 SF

Lease Rate

\$15.00 / SF NNN

NNN Rate

\$5.50 / SF

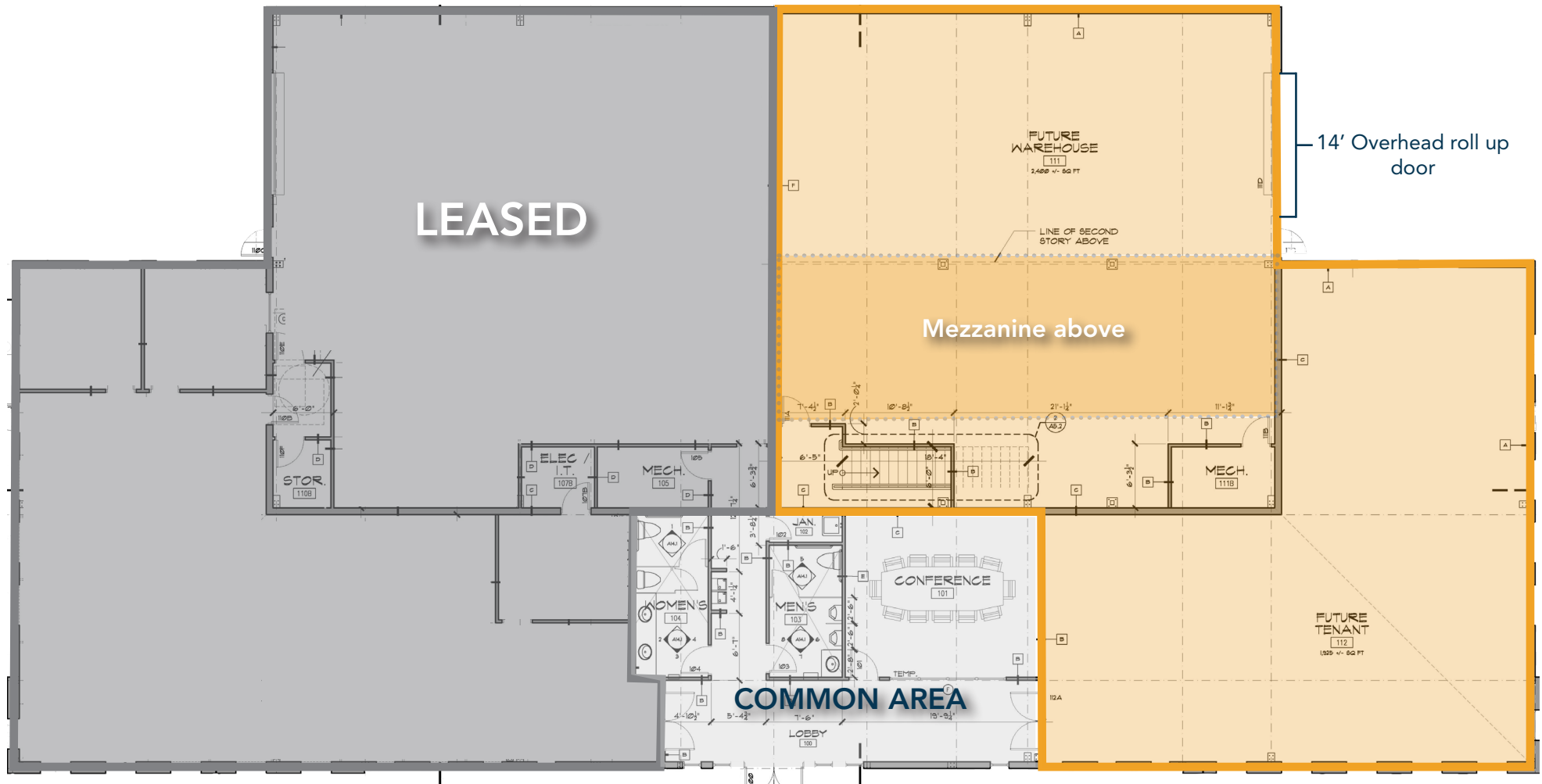
2021 estimate

NEW BUILD COMMERCIAL/FLEX UNIT - FOR LEASE - JANUARY 2022 DELIVERY

- **30' clear height**
- One 14' overhead roll up door
- 1/2 acres of yard space
- 300 amp power available
- Prominent building signage for tenant
- Zoned: M2 Industrial



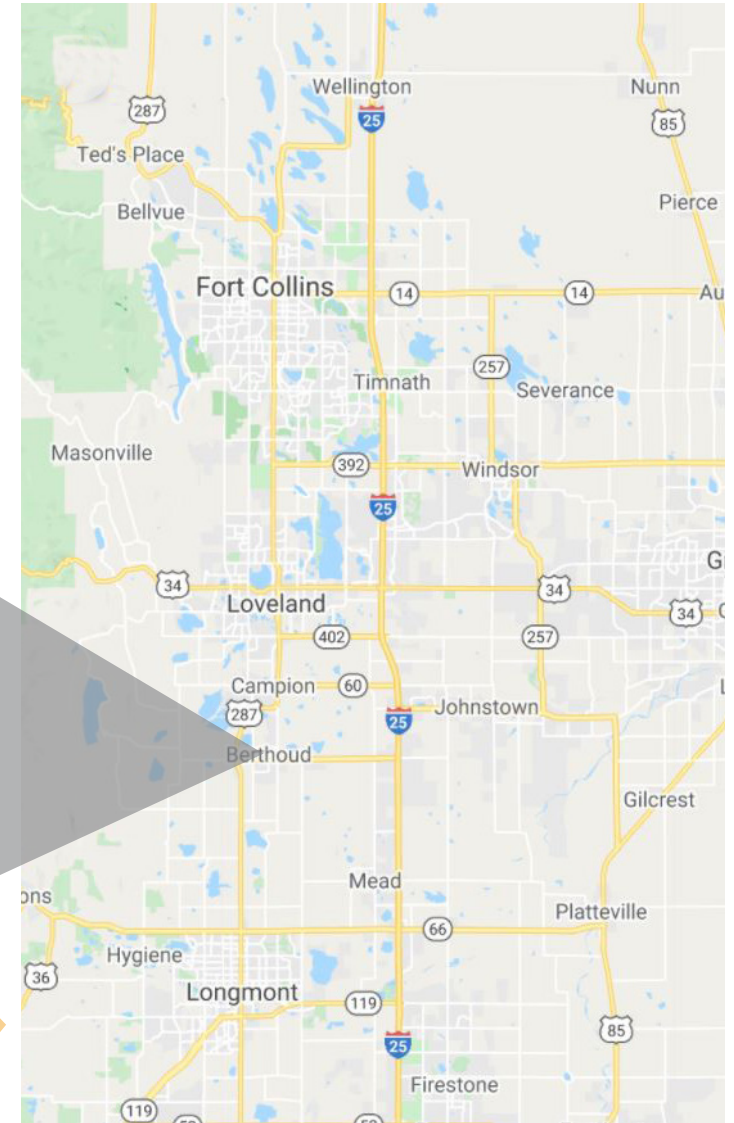
CONCEPTUAL FLOOR PLAN



PROPERTY PHOTOS



REGIONAL MAP



CONTACT: David Katz • 970-481-5808 • dkatz@waypointRE.com

Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com

