

2230 117TH AVENUE
GREELEY, CO 80634



Lot Size

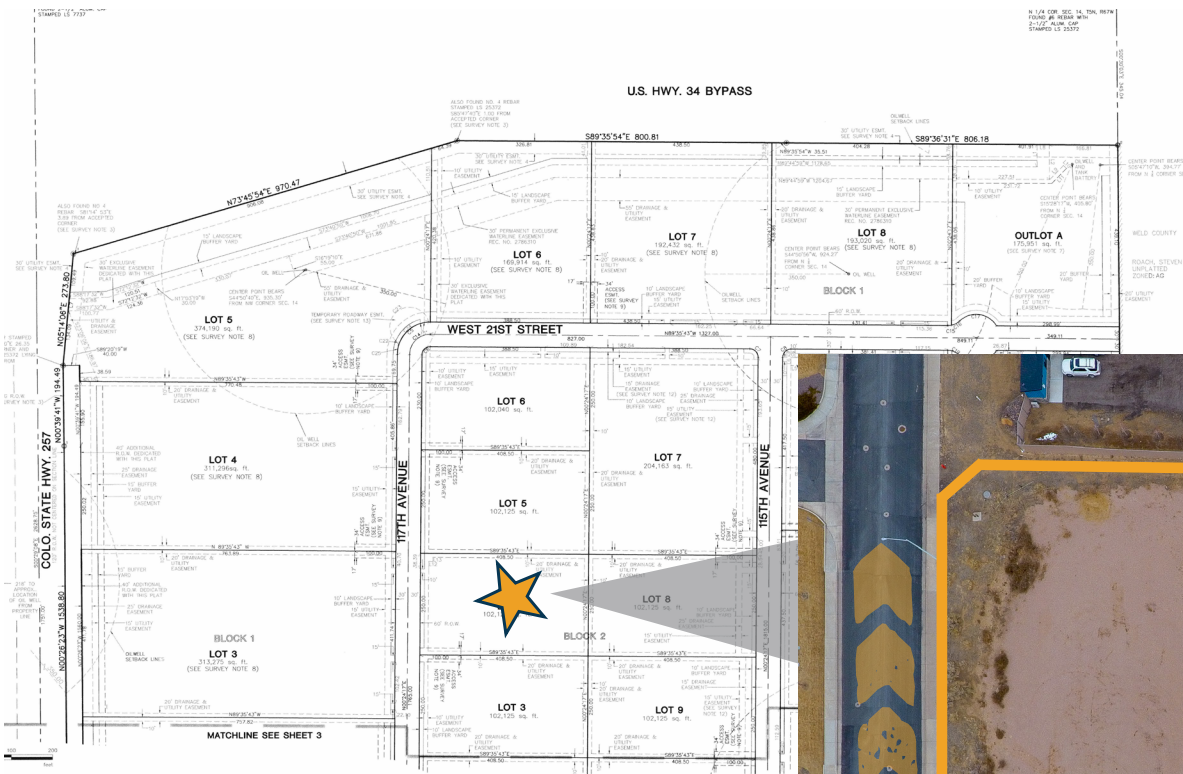
2.345 Acres (102,125 SF)

FULLY ENTITLED DEVELOPMENT PAD PERMIT READY

- Zoning: Industrial Medium
- Build to Suit Lease Rate: \$14.00 / SF
- Ground Lease: Negotiable
- All Utilities to Site Available
- Full Construction Plans Available, Permit Ready



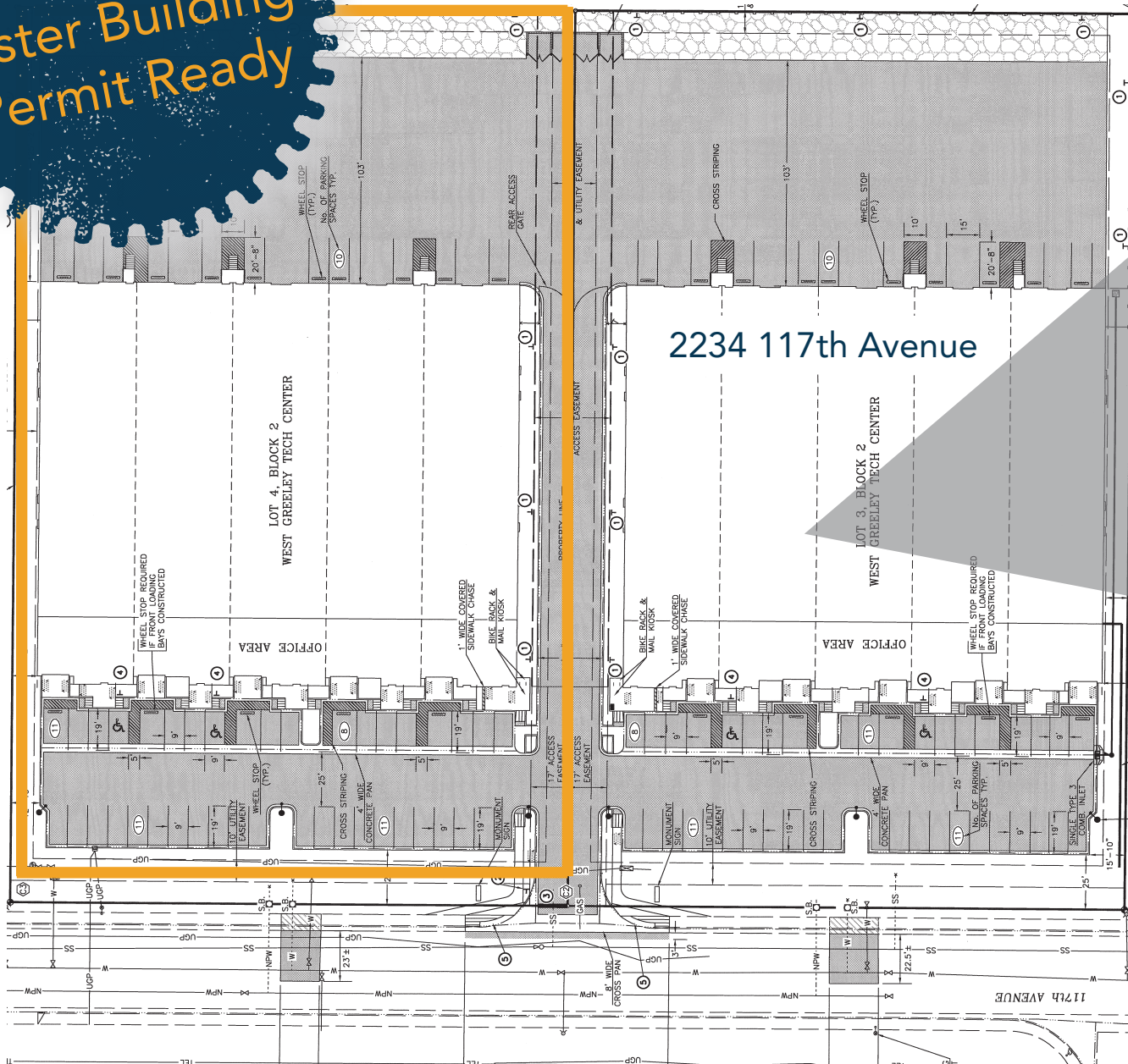
117TH
AVENUE



PROPERTY PHOTOS

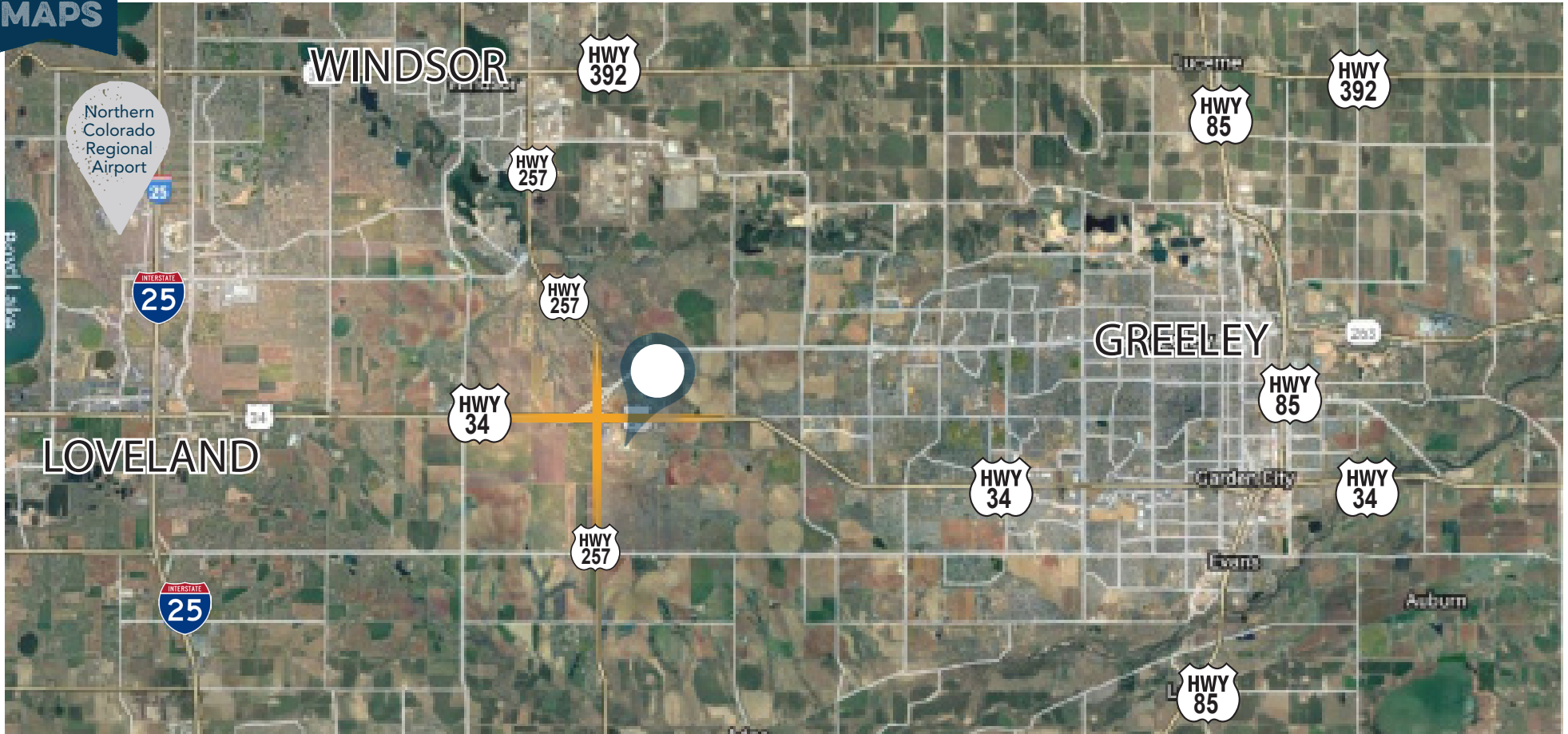


46,000 SF
Sister Building
Permit Ready



REGIONAL MAP

AREA MAPS



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

CONTACT: Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Brian Smerud • 970-415-0538 • bsmerud@waypointRE.com

