

113 N 6TH AVE  
GREELEY, CO  
80631

INDUSTRIAL FOR LEASE  
14 FOOT OVERHEAD DOORS  
DRIVE THROUGH THE BUILDING  
FENCED OUTSIDE STORAGE YARD

Space Available

12,500 SF

Lease Rate

\$18.00/SF NNN

NNN Rate

\$4.50/SF

*INDUSTRIAL PROPERTY AVAILABLE WITH 10 OVERHEAD DOORS*

- (10) 14'x14' Overhead Doors
- Fenced outside storage yard
- Zoned Industrial Medium (IM)
- Close proximity to US85 and US34





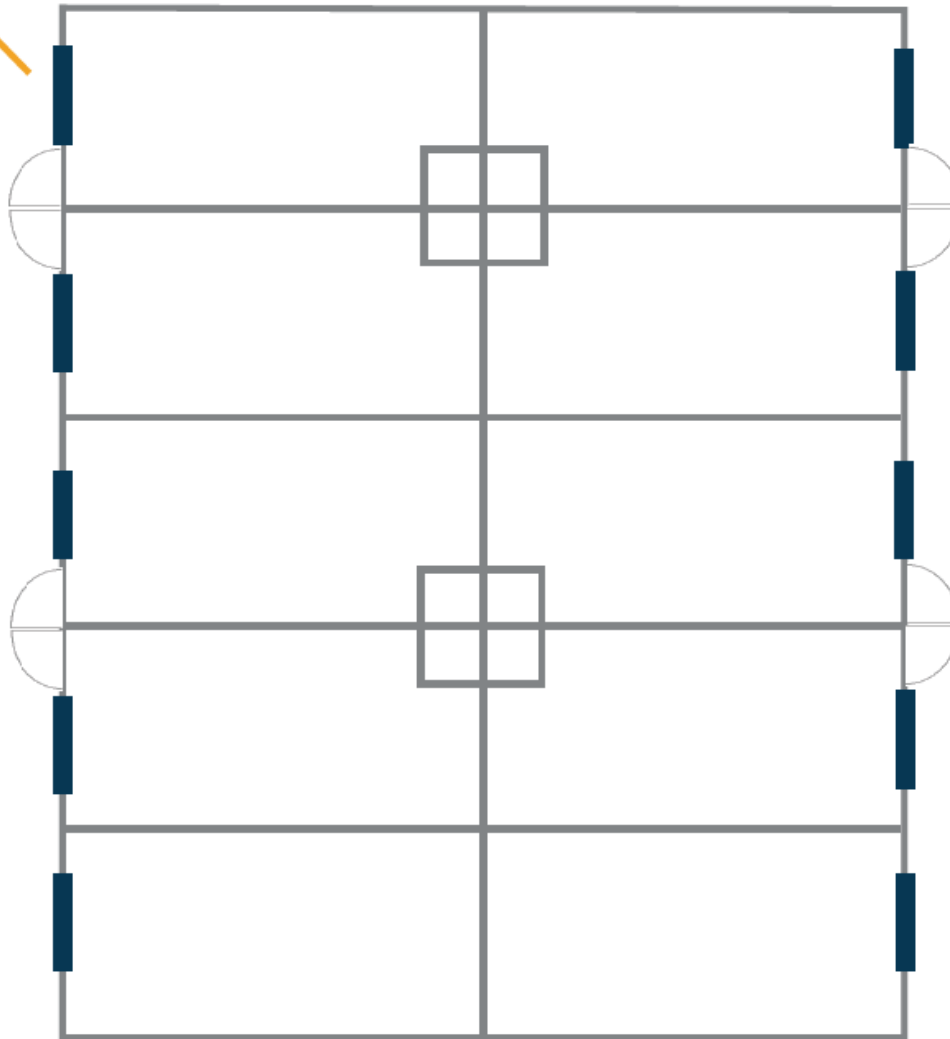
# PROPERTY PHOTOS





# FLOORPLAN

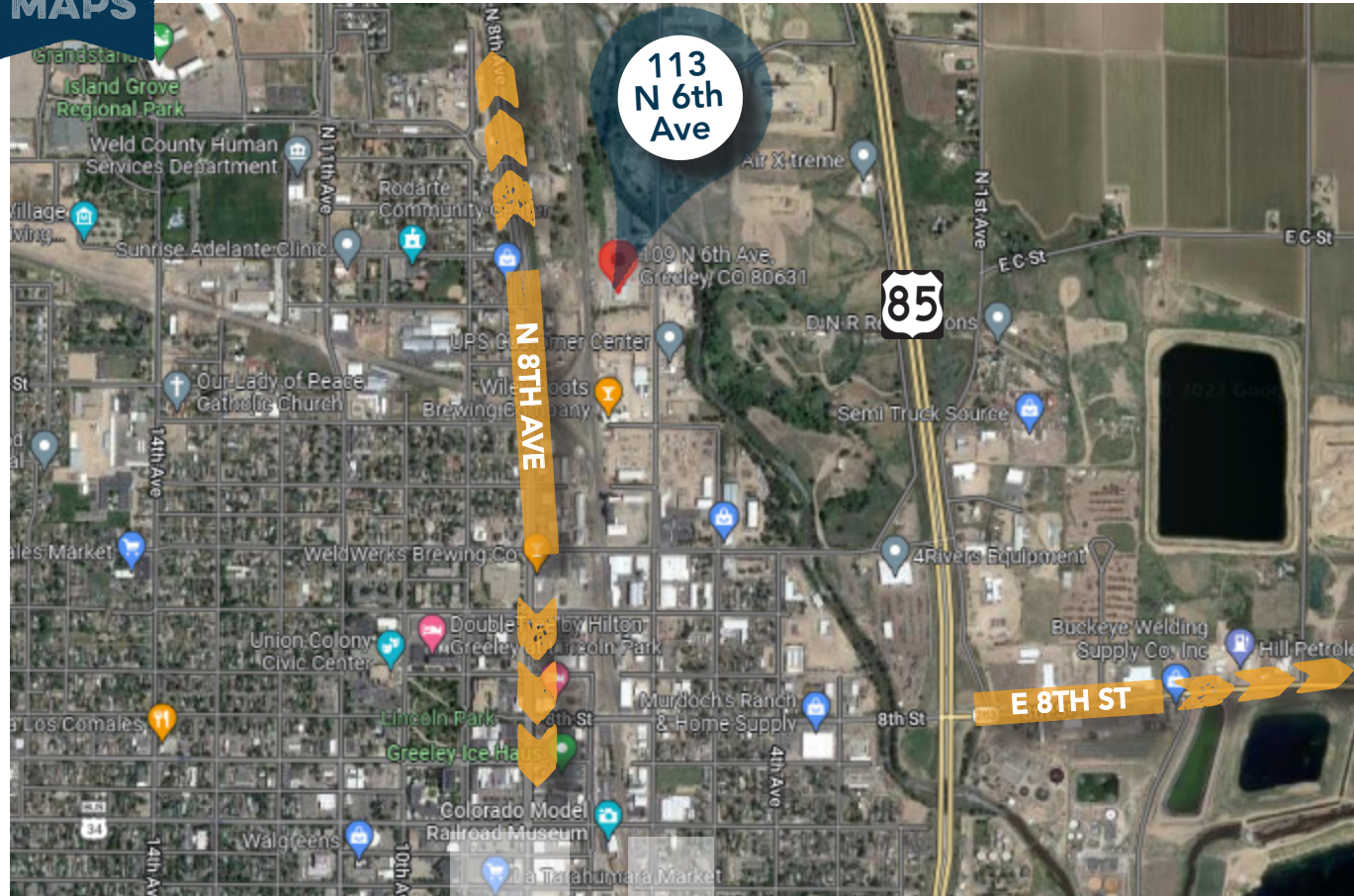
14x14' Overhead Door



## PROPERTY FEATURES

- Drive thru the building
- Fenced outside storage yard
- Overhead Doors:  
(10) 14' x 14' OH doors total
- Clear Height: 19'3"

## AREA MAPS



waypoint  
REAL ESTATE

**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)