



waypoint
REAL ESTATE



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Available Space

4,224 SF

Lease Rate:

\$16.50 / SF NNN

NNN Rate:

\$4.00 / SF

COMMERCIAL/WAREHOUSE/RETAIL IN AN UNBEATABLE LOCATION

- Total Lot Size: 40,075 SF
- Includes a 728 Mezzanine free, Tenant does not pay rent for Mezzanine SF
- (2) 12'X12' Drive-In Doors:
- Building power: 200 Amp 3 Phase; 120/240V
- Prime location with direct access to Highway 34
- Large fenced outside yard
- Ample parking for tenant and customers
- Zoning: Commercial High (CH)
- Traffic Counts: 64,413 VPD



**2380 W 27TH STREET
UNIT 1
GREELEY, CO 80634**

**GREAT US34 DRIVE-BY
VISIBILITY**

FENCED OUTSIDE YARD

PROPERTY PHOTOS



FLOOR PLAN



REGIONAL MAP



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.



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