



518 13TH ST
GREELEY, CO 80631

Space Available
12,121 SF

Sale Price
\$1,878,755

Price / SF
\$155/SF

Lease Rate
\$12.00/SF NNN

NNN Rate
\$3.60/SF

NEW INSULATED SIDING
NEW TPO ROOF MEMBRANE
FULLY FENCED YARD

INDUSTRIAL WAREHOUSE WITH OFFICE SPACE IN PRIME LOCATION IN GREELEY

- Industrial property consisting of large warehouse space, breakroom, 2 private offices, private restrooms, manufacturing area, secure storage and (4) 14' drive-in overhead doors
- 3-Phase power
- Fully-fenced yard with new road base
- Building signage available
- Close proximity to Highway 85 and Highway 34



PROPERTY FEATURES

Zoning: Light Industrial

Drive-In Doors: 3 (14')

Building SF: 12,121 SF

Lot Size: 42,173 SF

3-Phase Power

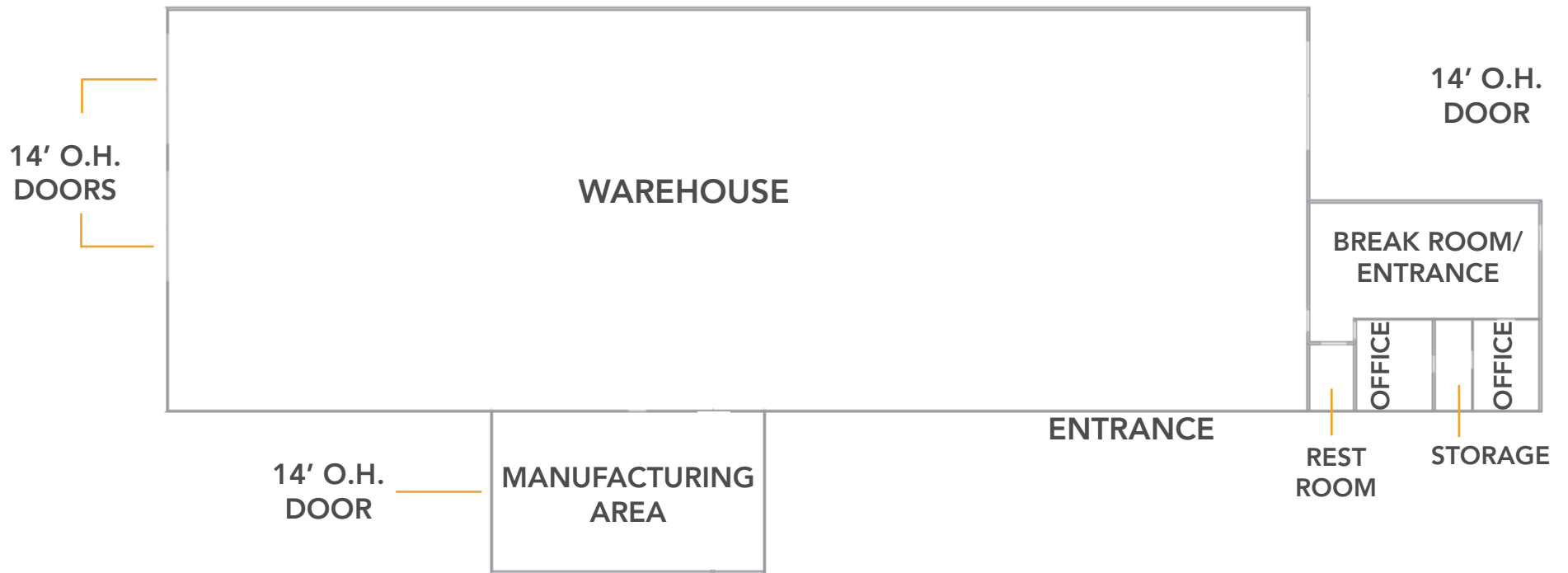
New Insulated Siding

New TPO Roof Membrane

Fully Fenced Yard with New Road Base



PROPERTY FLOORPLAN



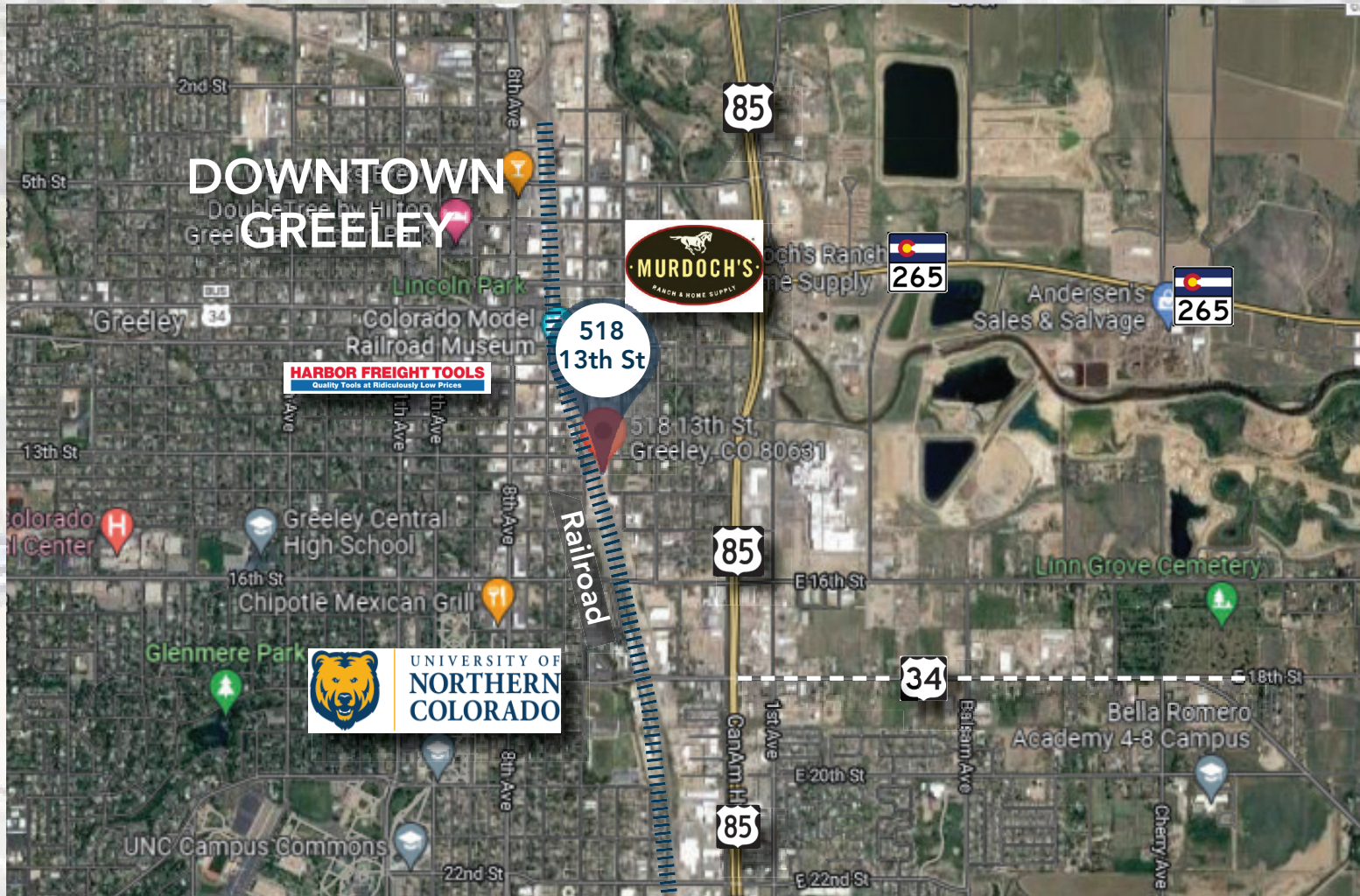
PROPERTY PHOTOS



AERIAL PHOTOS



NEIGHBORHOOD MAP



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

