



**WHEELER**  
Properties

**2419 6TH AVENUE**  
**GREELEY, CO 80631**

Available Space

**8,064 SF**

Lease Rate

**\$9.00 / SF**

NNN Rate

**\$2.00 / SF**

Sale Price

**\$995,000**  
(\$123.39 / SF)

*INDUSTRIAL/OFFICE NEAR HIGHWAY 34 & 85 FOR LEASE OR SALE*

- 8,064 SF of Warehouse plus 23,750 SF of Land
- Warehouse includes 3 - 12' Drive-in Doors
- Dock High Access to One Door
- Ceiling Height of 14' / Mezzanine
- Includes Break room and 5 Offices
- .5 Miles to Highway 34
- Fenced in Outside Storage





# WAREHOUSE PHOTOS



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# OFFICE PHOTOS





## AREA MAPS



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

**CONTACT:** Ron Randel, CCIM • 970-590-6222 • [rrandel@wheelerproperties.com](mailto:rrandel@wheelerproperties.com)