

2234 117TH AVE
GREELEY, CO 80634



Space Available	Lease Rate	NNN Rate
9,225 - 18,450 SF <i>Divisible</i>	9,225 SF \$12.00 / SF NNN 18,450 SF \$10.00 / SF NNN	\$3.84 / SF

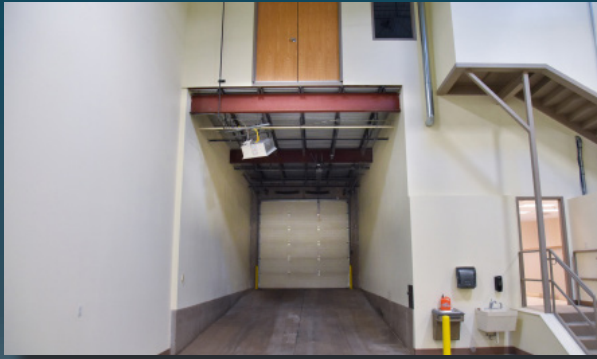
REGIONALLY LOCATED - HIGH CLEAR HEIGHT FLEX/INDUSTRIAL

- Regional Accessibility at Highway 34 and Highway 257 Interchange
- 2.345 Acre Outside Yard Available Via Separate Ground Lease
- Includes Two Dock High Doors with Levelers
- Ability to Add 12'x12' Drive-in Door
- Office Space/Showroom with Mountain Views
- Outside Parking Available
- Secure Fenced Loading Docks
- Zoning: Industrial Medium (IM)

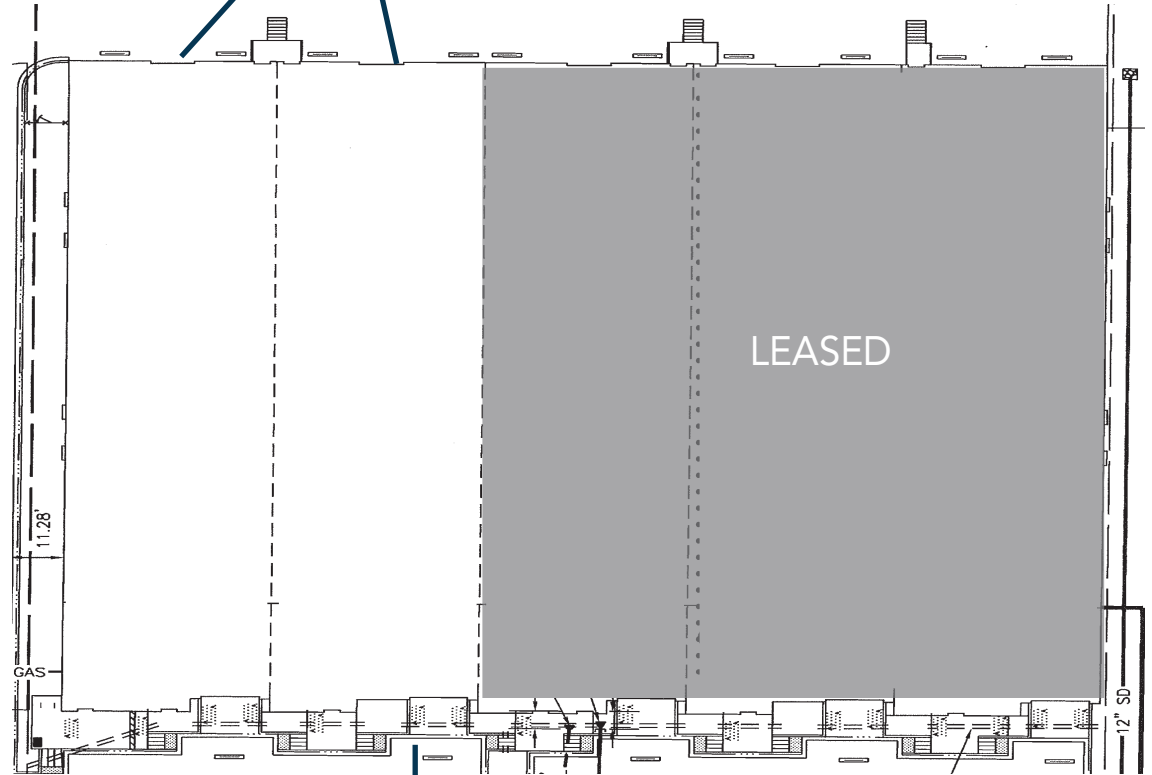


PROPERTY FEATURES

- Ability to add in a 12'x12' Drive-in Door in Front
 - 24 Foot Clear Height in Warehouse
 - 29 Foot Column Spacing
 - Fully Sprinkled Throughout
 - Two Panels of 480 277 V 3-Phase 200 Amp Power
 - Adjacent to a Contiguous Build-to-Suit 2.24 Acres
-



Two 12' Dock High Doors with Dock Levelers



Ability to add 12'x12' Drive-in Door

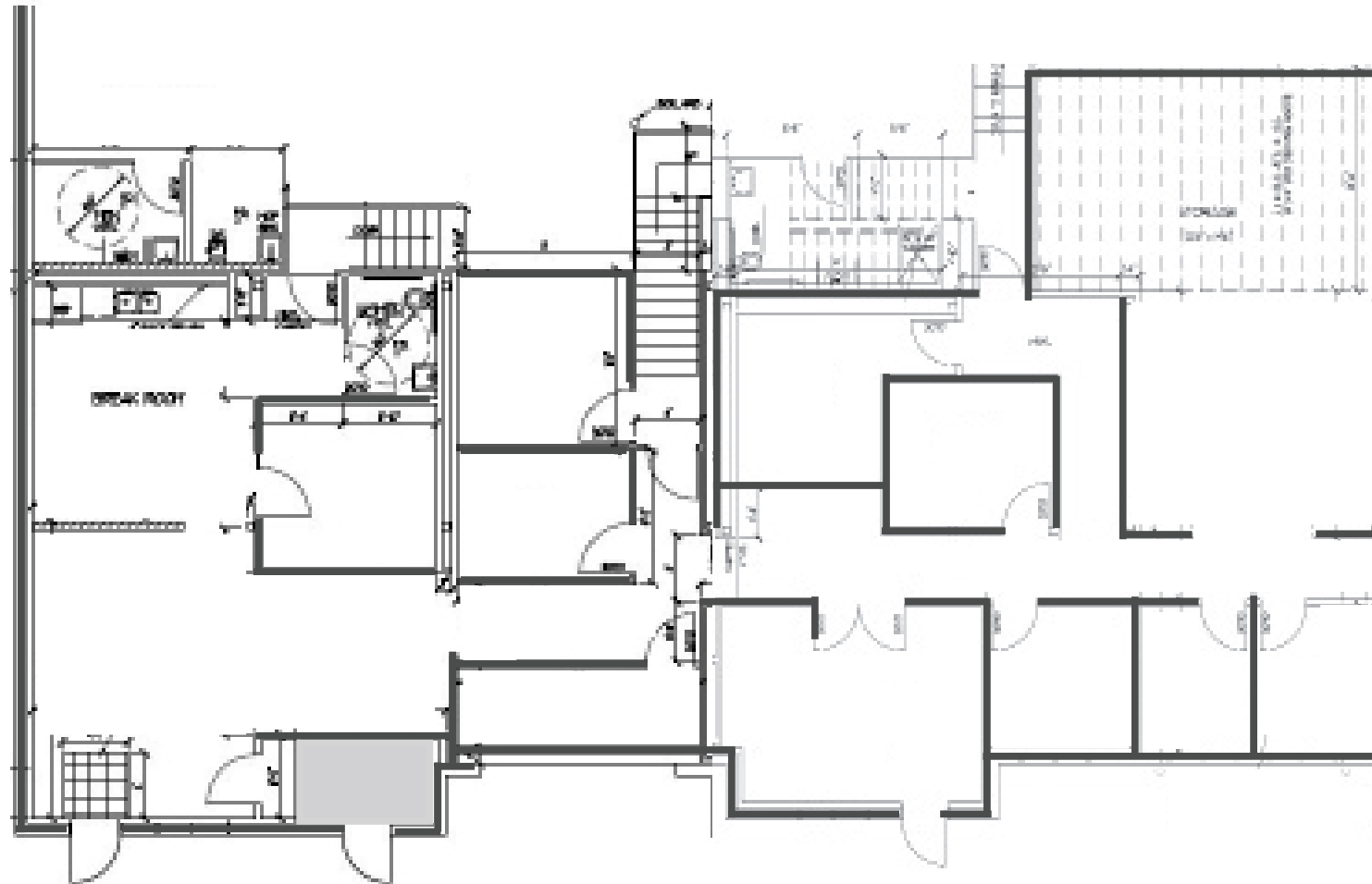
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JOSH GUERNSEY / JAKE ARNOLD / BRIAN SMERUD, CCIM

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

OFFICE FLOOR PLAN - LOWER LEVEL



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REAL ESTATE

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OFFICE FLOOR PLAN - UPPER LEVEL



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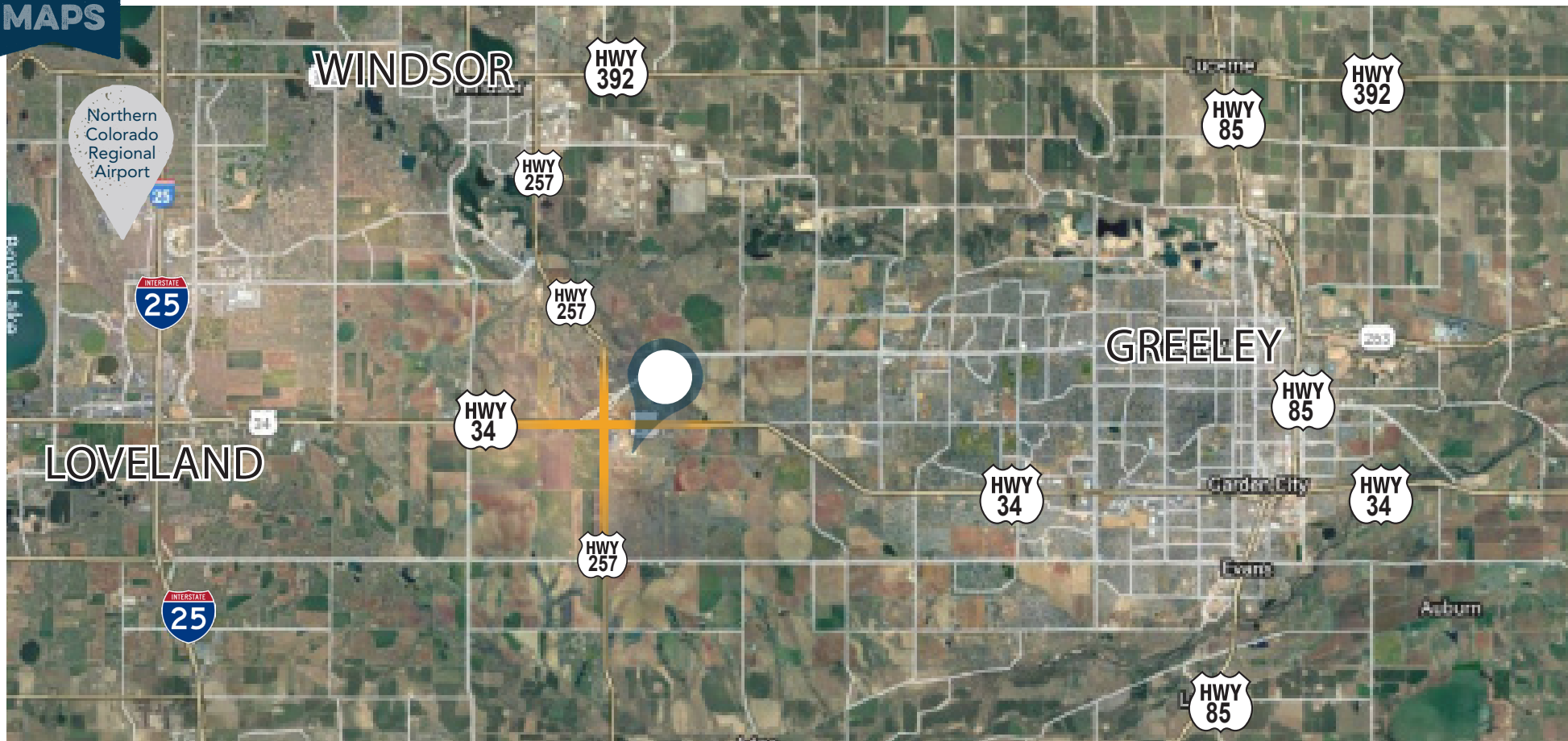
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PROPERTY PHOTOS



REGIONAL MAP

AREA MAPS



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