

FOR LEASE

1.1 ACRE YARD INCLUDED



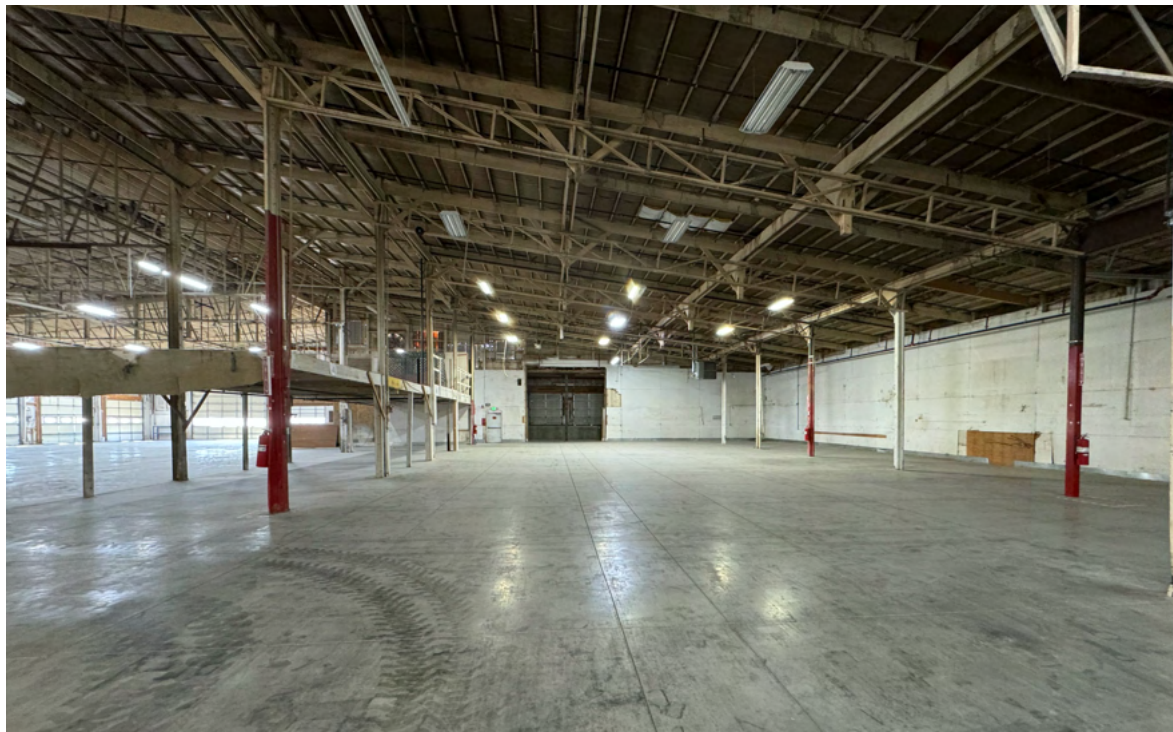
INDUSTRIAL
15,858 SF

2231 CLAYTON PLACE,
BERTHOUD, CO 80513

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LEASE SUMMARY	
STARTING RENT	\$9.25/SF NNN
LEASABLE UNITS	15,858 SF
FLEXIBLE USES	Warehouse Manufacturing Distribution R&D
CAM	\$3.60/SF
YARD	YES - 1.1 Acres with Covered Canopy
LOT SIZE	5.4 Acres
ELECTRICAL POWER	1200 Amps of 480 V 3-phase
COLUMN SPACING	78' x 15'
CLEAR HEIGHT	19'
LOADING	2 Dock High & 1 Drive-In Doors
ZONING	M2 - Industrial

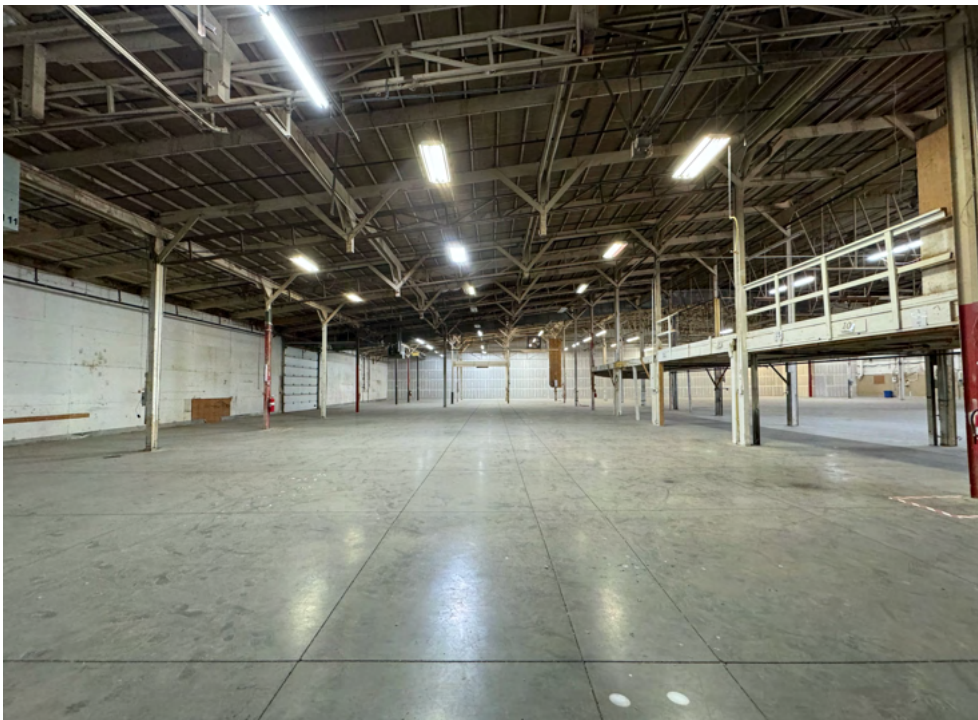




PROPERTY OVERVIEW

- ✓ Warehouse, Manufacturing, Distribution, R&D
- ✓ Location Near US HWY 287
- ✓ Fully Fire Sprinklered
- ✓ Drive-In/Dock-High Doors
- ✓ High Electric Power
- ✓ Gas Heaters in the Warehouse
- ✓ Fenced/Paved Yard
- ✓ Covered Storage Area

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.



LOCATION



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