

**1422 Cimarron Ct**  
Greeley, CO

**FOR LEASE**



**Manuel Martin**  
970-698-0188  
manuel@stepcre.com

**James Bealer**  
936-444-5277  
james@stepcre.com





### Property Notes:

Brand-new construction ready to become the new home for your business. This  $\pm 9,600$  SF industrial building is located on Cimarron Ct in Greeley with approximately 3 acres of outdoor storage, zoned I-3 (Heavy Industrial), allowing for a wide range of industrial uses.

Lease Rate:	\$20/NNN
Building Size:	9,600SF (Office: $\pm 600$ SF)
Yard Size	$\pm 3$ acres (Lot Size: 4.13 Acres)
Clear Height:	$\pm 18-20$ Feet
Zoning	I-3



## Property Description

With limited availability of heavy industrial-zoned properties in the market, this site offers a rare opportunity for businesses seeking room to operate and grow. Zoned I-3 Heavy Industrial, the site offers exceptional flexibility for manufacturing, fabrication, contractor operations, equipment storage, logistics, distribution, and other industrial users requiring outdoor storage and heavy industrial entitlements.

The property provides ample yard area ( $\pm 3$  acres) with room for vehicle parking, equipment storage, fleet operations. Its strategic Weld County location offers convenient access to HWY-85, allowing businesses to efficiently serve Northern Colorado and the greater Front Range region.

## Highlights

- $\pm 18-20$  clear height
- 16 ft Drive in doors
- Gated Yard
- Controlled access
- 2 offices ( $\pm 300$ SF Each)
- 15 Private parking spots
- 3 Phase
- Bathrooms
- Mezzanine
- Central heating and air conditioning
- Zoned I-3

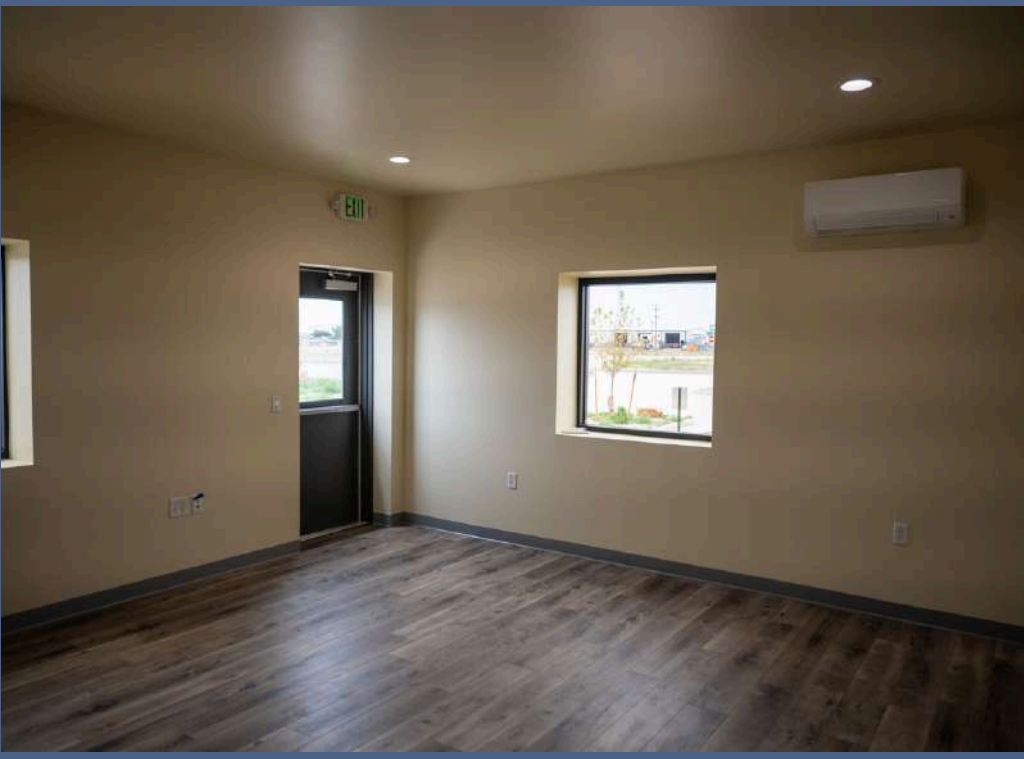
**± 3 ACRES OF OUTDOOR STORAGE**













# Take the Next Step

Contact US



**Manuel Martin**

970-698-0188

[manuel@stepcre.com](mailto:manuel@stepcre.com)



**James Bealer**

936-444-5277

[james@stepcre.com](mailto:james@stepcre.com)