

11407

INDUSTRIAL/DISTRIBUTION

West 24th Street | Greeley, CO 80634



FOR SALE/LEASE Warehouse/Office

Located in the Greeley Technology Center

SALE PRICE: \$8,500,000 (\$204/SF)

Lease Rate	\$12.50/SF
Estimated NNN	\$5.14/SF
Building Size	41,557 SF
Year Built	2013
Land Area	2.881 Acres

CBRE

PROPERTY DETAILS

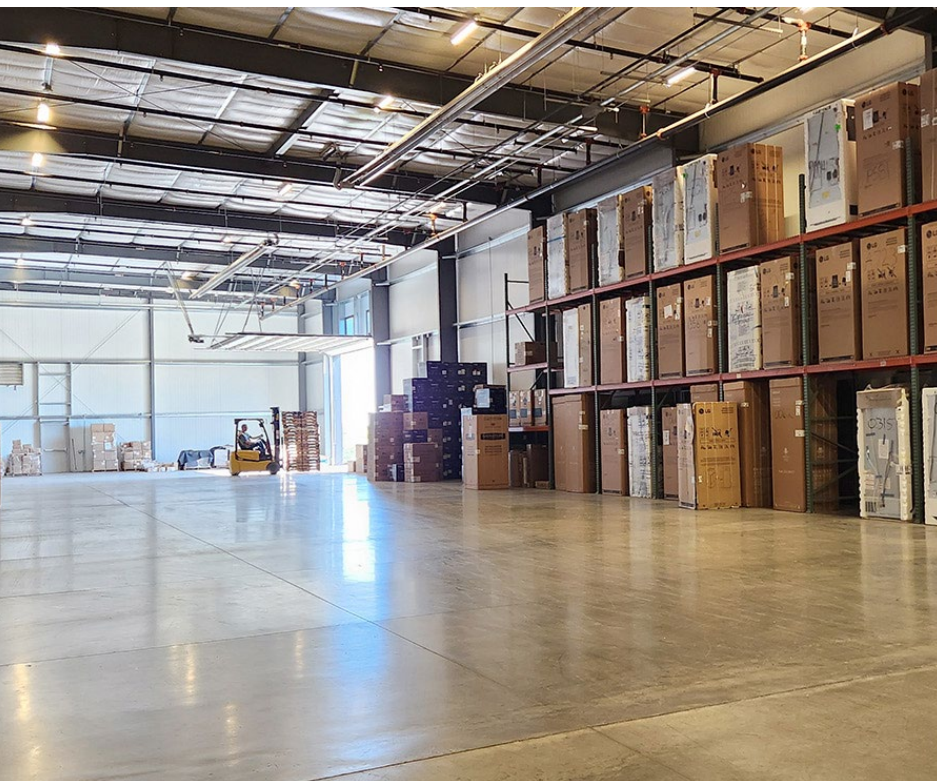
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This state-of-the-art industrial distribution facility is strategically located in the Greeley Technology Center along Highway 34, just minutes from Interstate 25.

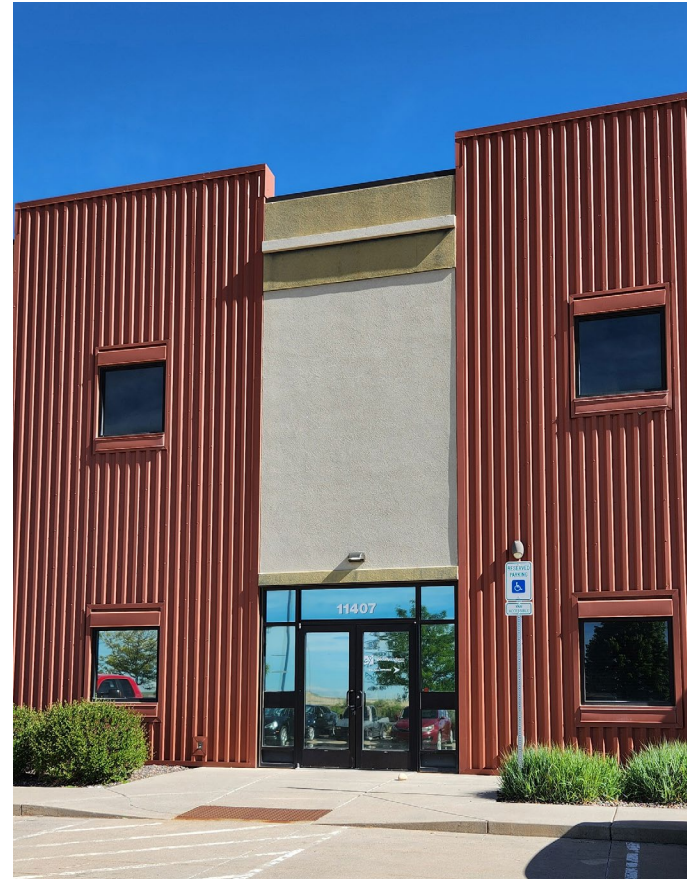
Located on 2.88 acres in Northern Colorado, this facility combines attractive single-story offices with a high-feature warehouse. Highlights include insulated panel walls, full radiant heating, and versatile dock-high and grade-level loading doors.

Concrete was used for the parking lot and loading zone to ensure greater durability and reduce long-term wear.



LOCATION OVERVIEW

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With a population of about 114,833 Greeley, Colorado is a bit of a hidden gem. It's the County Seat of Weld County and the tenth most populous city in the state and is located about 54 miles northeast of Denver. Greeley is growing fast when it comes to employment opportunities, the housing market and overall livability. Greeley is home to the University of Northern Colorado - a Division 1 College.



FOR MORE INFORMATION PLEASE CONTACT:

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