

2323

# INDUSTRIAL WAREHOUSE

115th Avenue | Greeley, CO 80634



## FOR SALE Warehouse/Office

Located in the Highpoint Business Park in west Greeley.

**SALE PRICE: \$4,250,000 (\$241/SF)**

Building Size	17,669 SF
Year Built	2015
Construction	Steel/Concrete Masonry
Land Area	2.86 Acres
Traffic Data	36,000 VPD (Hwy 34) 9,000 VPD (Hwy 257)

**CBRE**

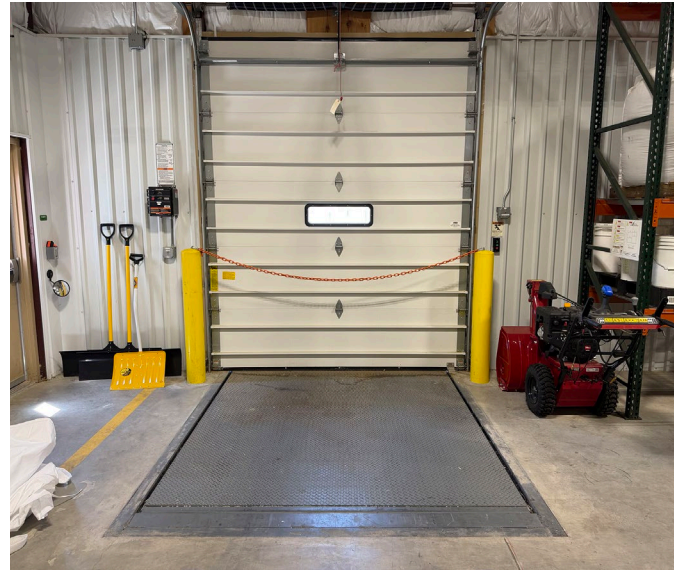


The Nutrien Technical Center building (formerly known as the Agrium Wholesale Technical Center) is located in the Highpoint Business Park in west Greeley, Colorado. Built by Roche Construction in 2015, the 17,699 square foot facility is a combination of concrete masonry walls with a pre-engineered metal building constructed on a load-bearing spread footing foundation system. The building is divided into two main components: a structural steel frame warehouse, and a masonry research laboratory.

High Point Business Park is a prominent mixed-use and industrial development in west Greeley, located at the southeast corner of U.S. Highway 34 and State Highway 257. It serves as a major commerce hub featuring expansive industrial spaces, warehousing and commercial retail properties.

With no Metro District Taxes, high traffic visibility, quality industrial infrastructure and high profile neighbors, this provides an ideal location for warehouse and logistic operations.





## BUILDING SPECIFICATIONS

**Power:** 2 transformers 480v/277amps 500KVA

**Gas Line:** 1¼" with 2 lbs. pressure

**Water Line:** 3" diameter

**Ceiling Height:** 15' to 25' in warehouse

**Cooling:** 3 fans at 15' | 2 fans at 25'

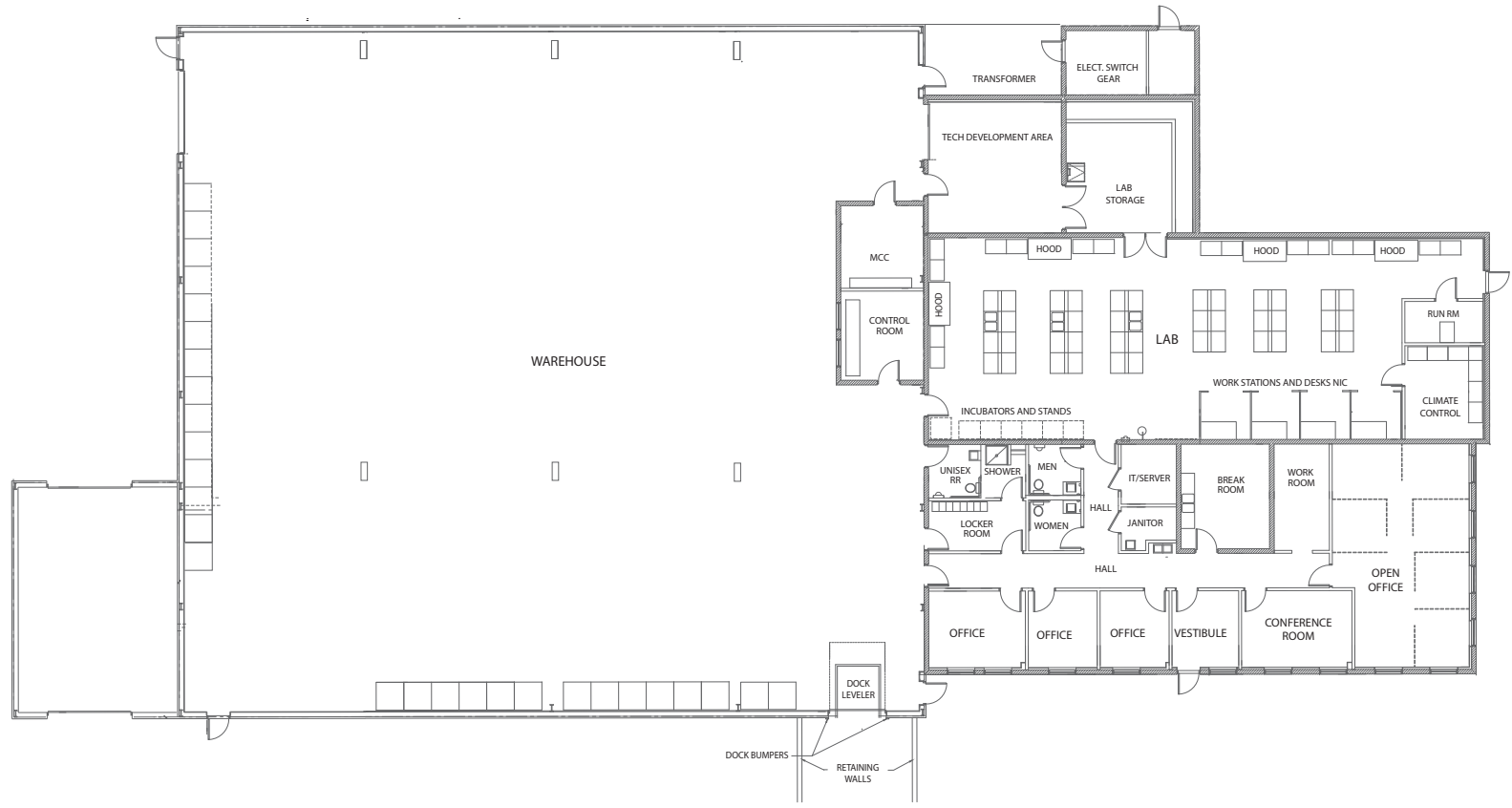
**Parking:** Paved - 16 spaces with one handicap

**Loading:** Truck Dock and truck turnaround



# BUILDING PLAN

# 2323

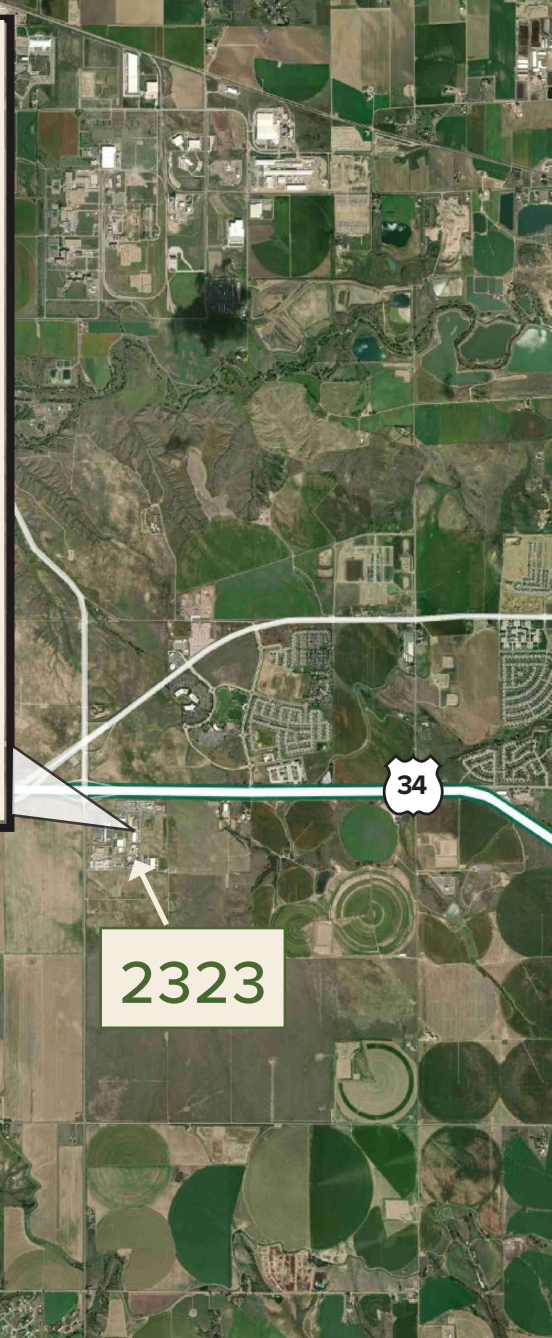


# LOCATION OVERVIEW

# 2323



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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