

3001 S. 23RD AVENUE
GREELEY, CO 80631

WAREHOUSE SPACE FOR SUBLEASE

PRICE REDUCED



Lease Rate: ~~\$4,000~~ \$3,000/Month/Gross
Includes Utilities



**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS



Dock high



Zoning C-H Greeley



Mezzanine space



**Located in high
retail traffic area**



**Ramp access with
double man door**



**16'8" clearance;
7'11" clearance in
the mezz area**



**Full truck
turnaround area
for easy access**

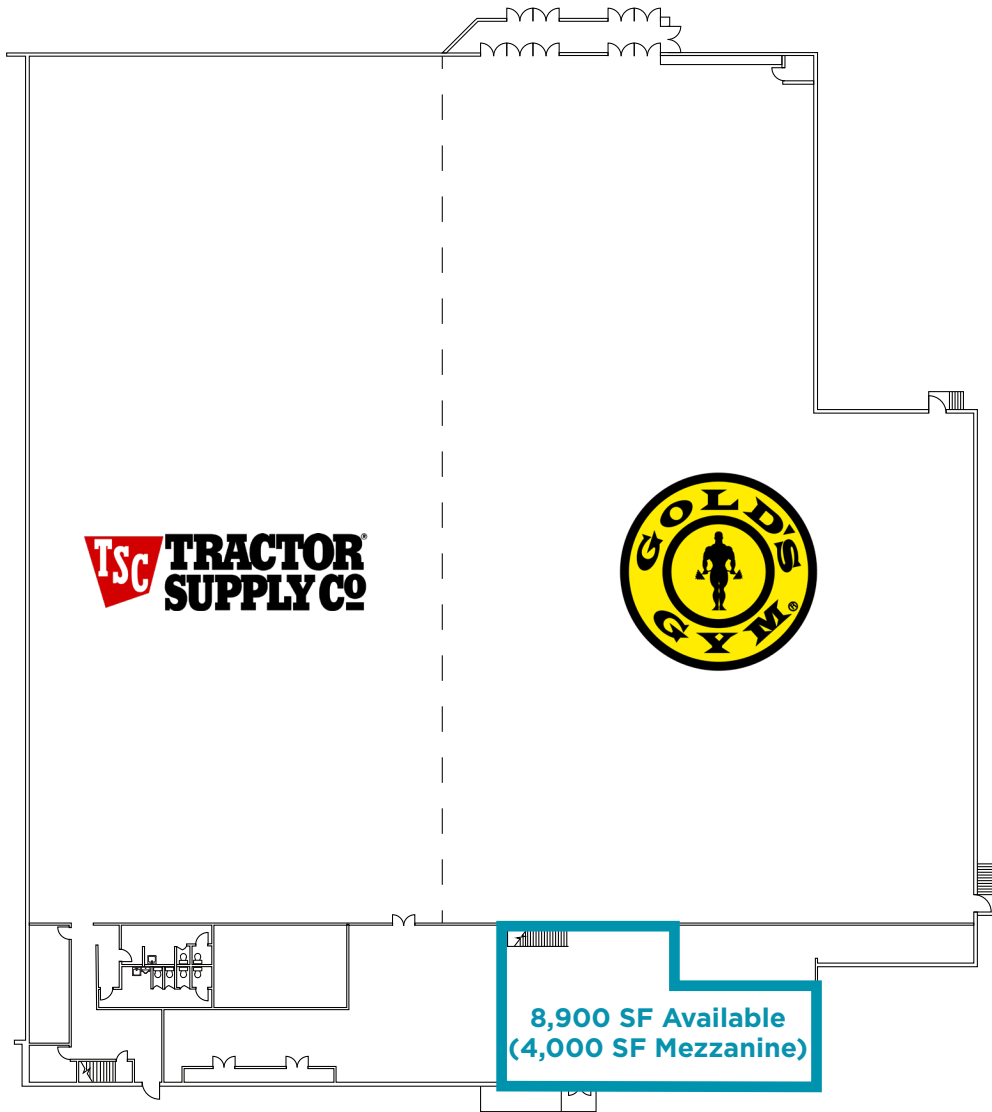
AVAILABLE

8,900 SF
TOTAL

4,000 SF
MEZZANINE

4,900 SF
1ST FLOOR

FLOOR PLAN





20TH STREET

47TH AVENUE



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37TH AVENUE

11TH AVENUE

	1 Mile	3 Miles	5 Miles
2024 Population	18,351	106,495	147,985
2029 Pop. Projection	21,602	125,403	147,985
2024 Households	6,684	38,155	52,628
Avg. Household Income	\$68,650	\$74,629	\$80,688
Source: CoStar, 2024			

FOR MORE INFORMATION PLEASE CONTACT:

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