



FOR SALE · FOR LEASE

1708–1712 1st Ave

Greeley, CO 80631



Freestanding industrial warehouse with a finished office build-out — available for sale or lease.

15,612 SF

AVAILABLE

**For Sale —
\$3,250,000**

SALE PRICE

**Lease Rate
\$18.00 / SF**

LEASE RATE

1.686 AC

LAND

Erik Caffee · 970-218-4284 · ecaffee@waypointRE.com

Brian Smerud, CCIM · 970-415-0538 · bsmerud@waypointRE.com

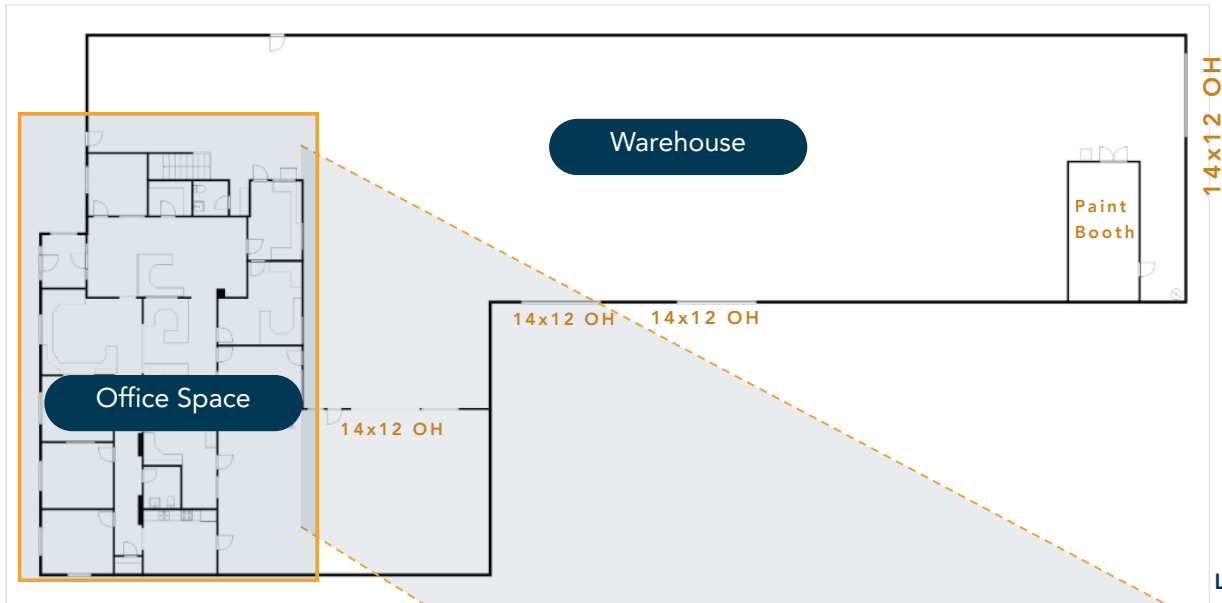
125 S. Howes St, Suite 500 · Fort Collins, CO 80521



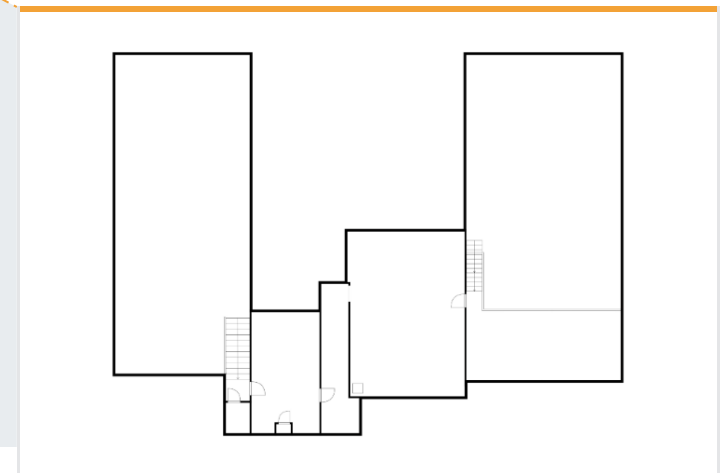


Floor plans

LEVEL 1 WAREHOUSE — MAIN FLOOR



LEVEL 2 WAREHOUSE — MEZZANINE (ABOVE)



 A partial second level that sits above the shaded office / entrance area of the main floor.

PROPERTY DETAILS

The particulars

WAREHOUSE Equipped with an oil burner and a paint booth.

AVAILABILITY & PRICING

Status	For sale / lease
Sale price	\$3,250,000
Lease rate	\$18.00 / SF
Occupancy	100% vacant

BUILDING

Property type	Industrial
Available SF	15,612
SF source	Public record
Clear height	16'
Overhead doors	4 (14' doors)
Format	Freestanding
Availability	Entire building

SYSTEMS

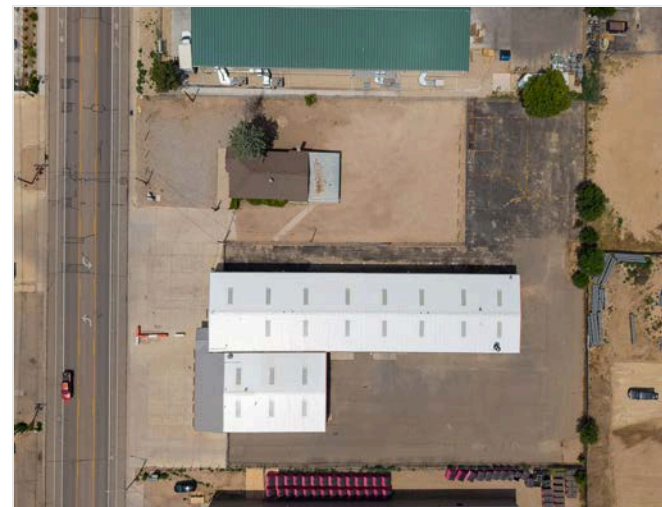
Electric	3-phase
Floor drains	1

SITE

Land size	1.686 acres
Zoning	C-3, Weld County
Parking	Owned, on-parcel
Parcel #	096109300045
Parcel #	096109300002

OWNERSHIP

Held by	NCTC Property, LLC
Access	Contact broker



The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

[View on Google Maps](#)

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