

REALTEC
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

INDUSTRIAL MANUFACTURING BUILDING

2332 4TH AVENUE | GREELEY, CO 80631



Gage Osthoff MANAGING BROKER/PARTNER
970.396.5166
gosthoff@realtecgreeley.com

Co-Listing Partner:



Scott Nitzel BROKER OWNER
970.590.5450
scott@nexthomefoundations.com



THREE OFFICES SERVING NORTHERN COLORADO
FOR OVER 30 YEARS - FORT COLLINS, GREELEY,
AND LOVELAND

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**SCAN QR CODE
TO VIRTUAL TOUR**



PROPERTY SUMMARY

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2332 4th Avenue is a light industrial or manufacturing building located along the Highway 85 corridor in east Greeley. Currently owner-occupied, this property is ideal for an owner-user providing flexibility to lease out a portion of the building. Multiple electric meters are already installed, and the office space is split for two occupants. The property borders the Union Pacific Railroad, providing an opportunity to expand the parking and storage by leasing additional land from the Railroad.

PROPERTY INFORMATION

Address: 2332 4th Avenue
Greeley, CO 80631

Square Footage: 26,796 SF

Zoning: Industrial Medium (I-M),
City of Greeley

Year of Construction: 1956

Lot Size: 1.55 acres

SALE INFORMATION

Sale Price: \$2,190,000

Sale Price Per Square Foot: \$81.73/SF

2024 Property Taxes: \$31,475



FLOOR PLAN AND BUILDING SPECS

BUILDING SPECS

Clear height:

14' clear height to joists-
12' to drop ceiling

Drive-in Doors:

3 - 10'x10' and 1 - 12'hx10'w

Dock: 1 covered and heated
dock well with 10'x10' door

Power: 400 amp 3-phase
240volt with step up breaker
to 480v

Lighting: LED

Column Spacing: 15'x18'

Construction Type: Brick

Roof: Flat

Heating: 7 radiant heaters and
3 unit heaters

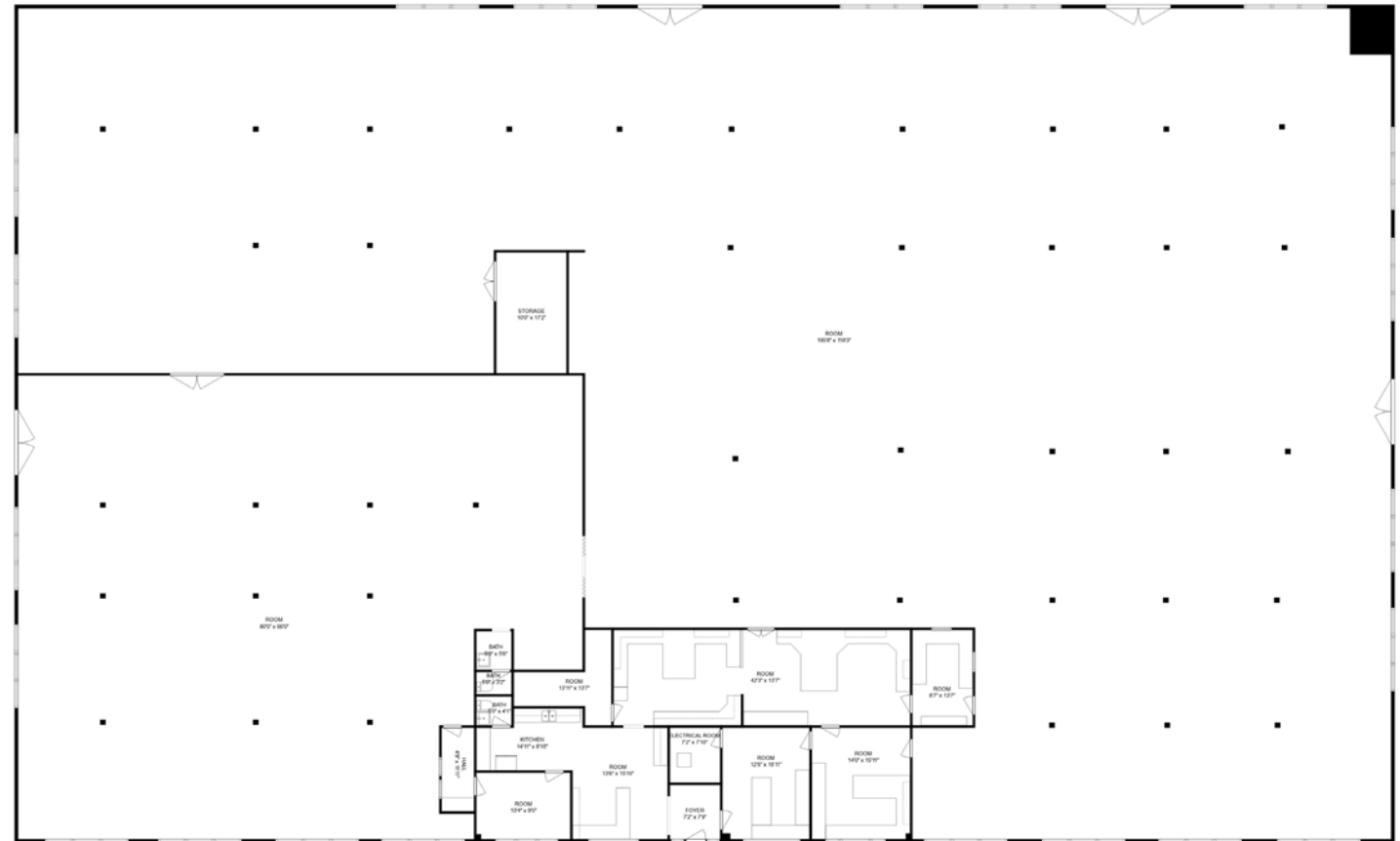
Compressed Air: Plumbed
throughout

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MEASUREMENTS ARE CALCULATED BY DREAMSCAN TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



POTENTIAL DEMISING OPTIONS

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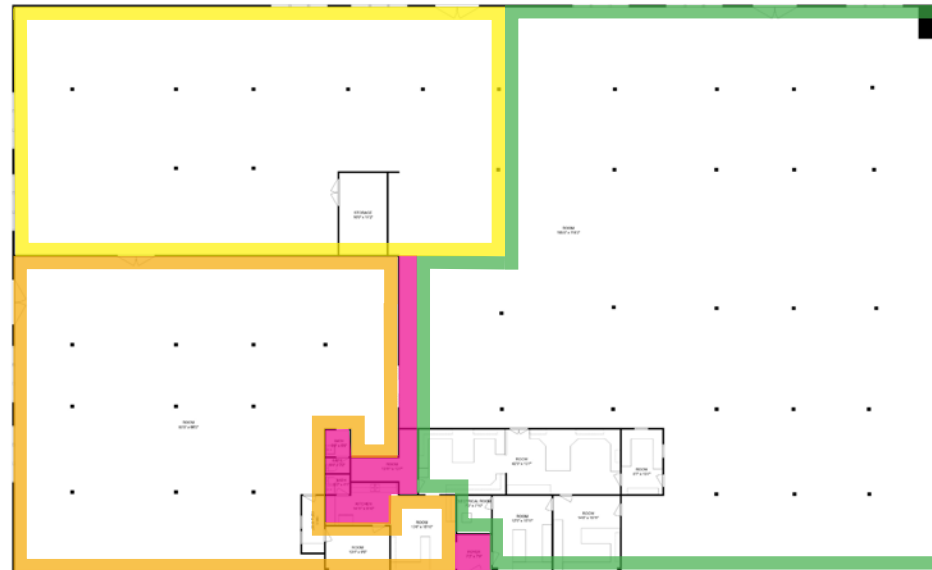
OPTION #1

- = COMMON AREA
- = SUITE 1
- = SUITE 2



OPTION #2

- = COMMON AREA
- = SUITE 1
- = SUITE 2
- = SUITE 3



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SITE PLAN

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PHOTOS

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NEIGHBORHOOD INFO

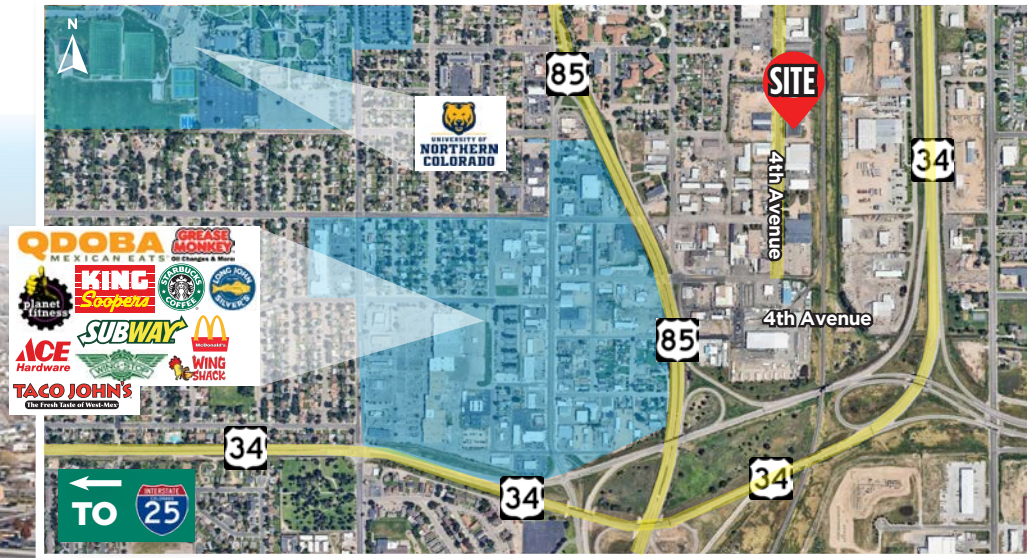
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LOCATED IN THE HIGHWAY 85 CORRIDOR,
GREELEY'S PRIMARY INDUSTRIAL SUBMARKET



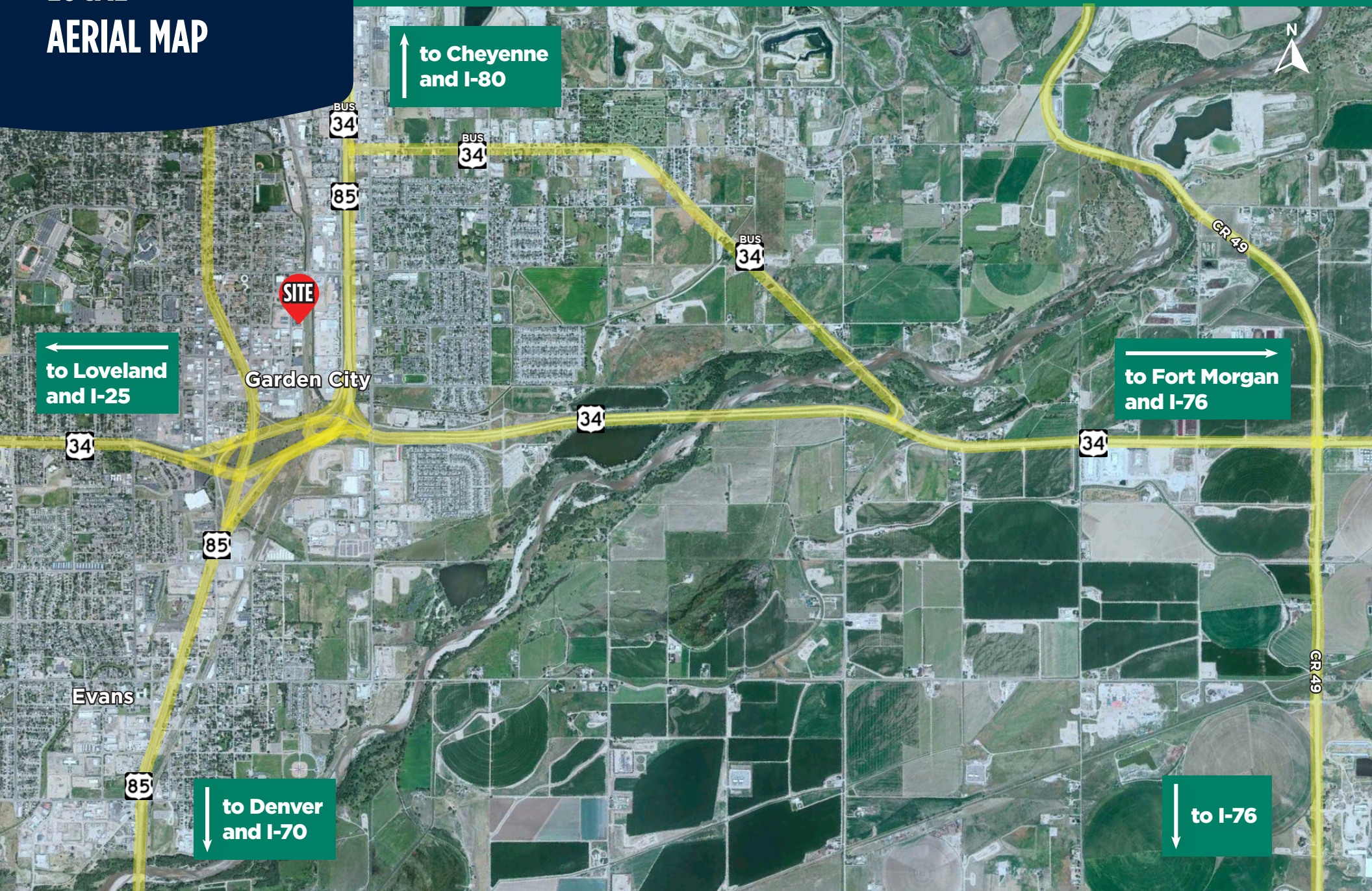
LOCAL AERIAL MAP

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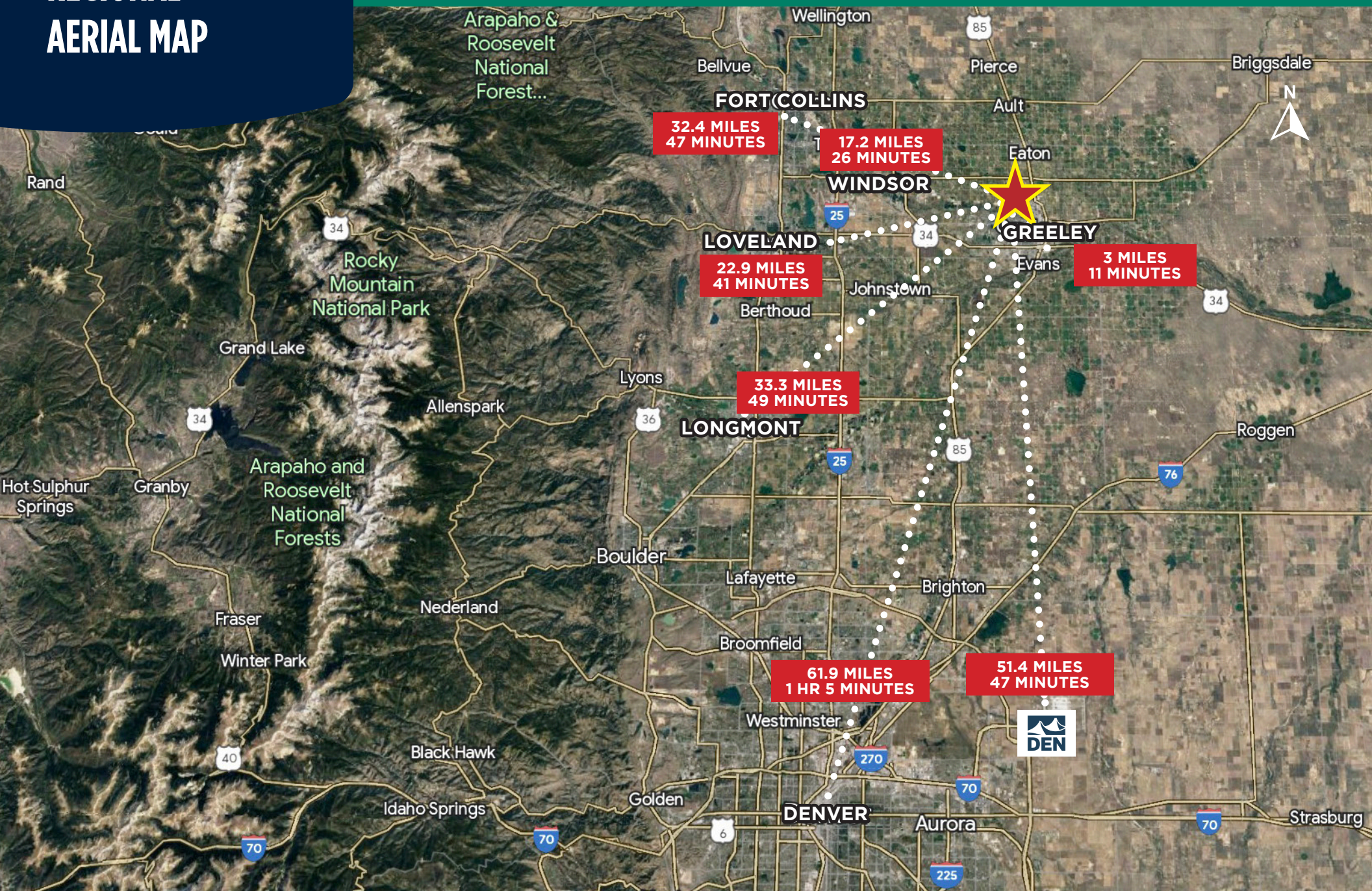
REGIONAL AERIAL MAP

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ABOUT GREELEY

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GREELEY HIGHLIGHTS AND DEMOGRAPHICS

Situated between the Cache La Poudre and South Platte rivers, just east of I-25, Greeley is 55 miles north of Denver and 52 miles south of Cheyenne, Wyoming. Greeley is a vibrant and flourishing community in Weld County. The city offers the convenience of a small town with the amenities of a larger city and is a regional center for employment, shopping, healthcare, and technology. Annually, hosts the Greeley Independence Stampede, a ten-day event including rodeos, concerts, carnival, and 4th of July parade, which is the largest Independence Day celebration in the United States. It also hosts the annual Greeley Blues Jam that brings in artists and fans from far and wide for the 2-day event.

EMPLOYMENT

Greeley's economy has a diverse mix of agricultural, manufacturing, healthcare, education, and service-related businesses. Some of the larger employers include JBS, Banner Health, State Farm, Colorado Premium Foods, Leprino Foods, Hensel Phelps, UC Health, University of Northern Colorado, AIMS Community College, and Chevron. Together these companies employ 14,447 people in the immediate area.

WELD COUNTY

Greeley is the county seat and the most populated municipality in Weld County. Weld County is an agricultural and oil empire that covers 2.5 million acres (4,017 square miles) of which approximately 75 percent is devoted to farming and livestock. Weld County's agricultural products create over \$1 billion in market value annually, making it one of the richest in the nation. The county also accounts for 79 percent of the state's oil production and 54 percent of its gas production.

DEMOGRAPHICS AND HOUSING

Greeley is a young thriving city with a population of 112,816 and an average age of 31.7. The average growth rate is 2.78 percent (1-/22-10/23) and is predicted to stay strong through 2050. The unemployment rate is 3.3 percent with an average household income of \$74,300. The average home price is currently \$441,000 with 64 days on the market.

UNIVERSITY OF NORTHERN COLORADO

Beginning as the State Normal School of Colorado in 1889 and after several name changes, they gained university status and became the University of Northern Colorado in 1970. Current enrollment at UNC is 9,067 with 6,616 being under-graduate students. UNC has a diverse curriculum offered in five (5) colleges with 100 different undergraduate programs supported by 1,448 faculty and staff members. For more information, refer to the UNC website www.unco.edu. Athletics are an important aspect of the University of Northern Colorado with the Bears competing in (football, basketball, volleyball, baseball wrestling and many other sports). They are proud members of the Big Sky Conference.

CLIMATE

The city has a temperate climate with an average of 300 sun-filled days per year, low humidity, and moderate winters. Average temperatures are 84 degrees during the summer and 45 degrees in the winter. Annual rainfall is 16 inches and winters average 57 inches of snow per year.

ACCOLADES

- Community of the Year Award (January 2024)
- #10 fastest growing metro (2022-23, Site Seer)
- Fastest growing Colorado county (2010-20, Census)
- Ranked the 4th best place to live in Colorado (February 2021)

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

Fort Collins
712 Whalers Way, Bldg. B, Suite 300
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970.229.9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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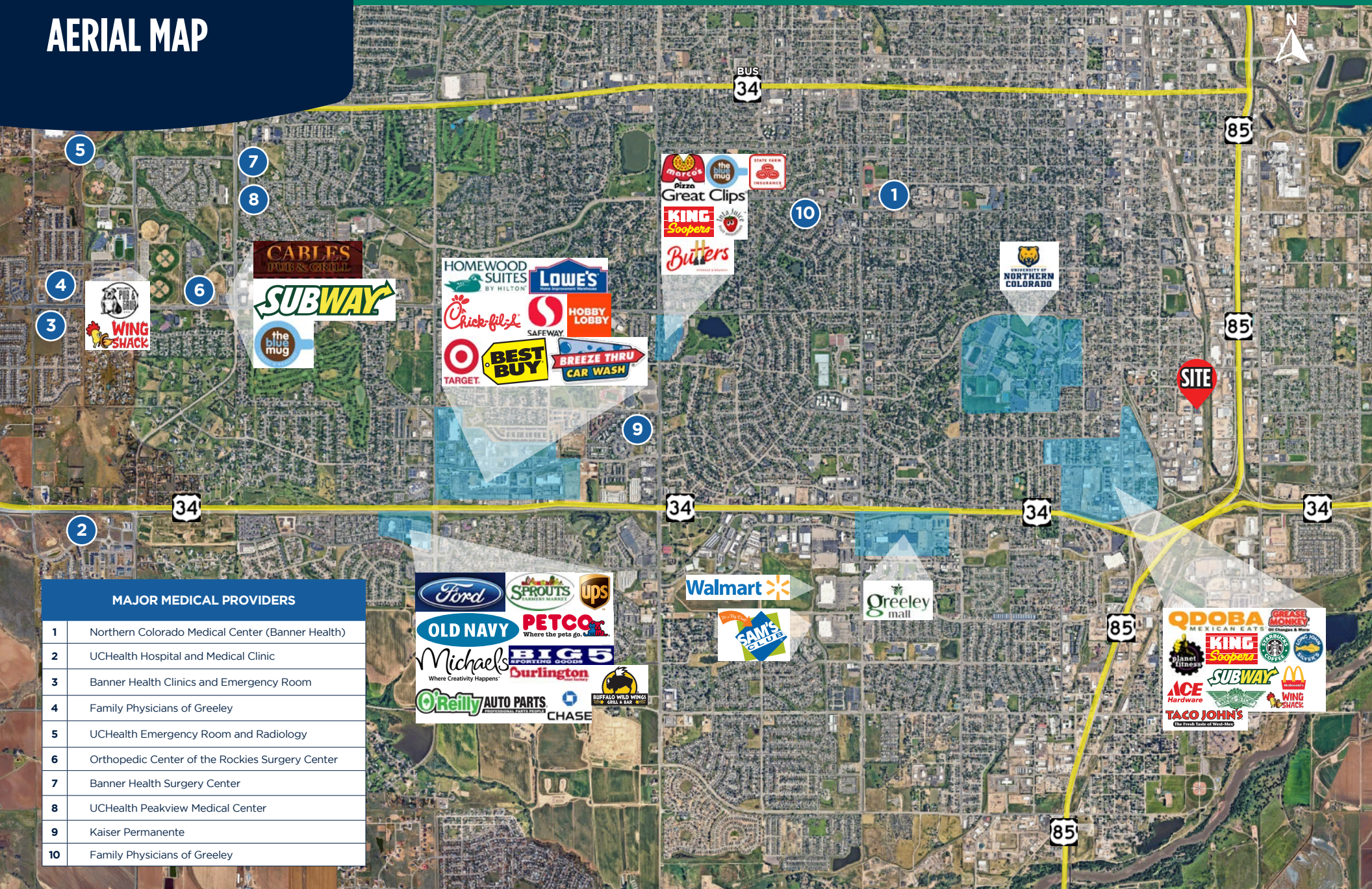
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MAJOR MEDICAL PROVIDERS

1	Northern Colorado Medical Center (Banner Health)
2	UCHealth Hospital and Medical Clinic
3	Banner Health Clinics and Emergency Room
4	Family Physicians of Greeley
5	UCHealth Emergency Room and Radiology
6	Orthopedic Center of the Rockies Surgery Center
7	Banner Health Surgery Center
8	UCHealth Peakview Medical Center
9	Kaiser Permanente
10	Family Physicians of Greeley