

# 2100

## 115TH AVENUE

GREELEY, CO 80634

## NEW BUILD-TO-SUIT CLASS A WAREHOUSE

STRATEGICALLY LOCATED EQUIDISTANT TO I-25 AND HIGHWAY 85

FOR LEASE

- SUBSTANTIAL POWER & WATER AVAILABLE
- NEW CONSTRUCTION
- SINGLE-LOAD CLASS A WAREHOUSE
- 100,000± - 350,000± SF BUILDING
- 20.41± ACRE SITE

**CBRE**  
cbre.com

RYAN SCHAEFER  
CBRE  
+1 970 372 3860  
ryan.schaefer@cbre.com

MIKE WAFER, SIOR  
NEWMARK  
303.260.4242  
mike.wafer@nrmk.com

MICHAEL WAFER JR, SIOR  
NEWMARK  
303.260.4407  
mike.waferjr@nrmk.com

**NEWMARK**  
nrmk.com

## BUILDING INFORMATION

### BUILDING DETAILS:

|                         |                                                                                                       |
|-------------------------|-------------------------------------------------------------------------------------------------------|
| Available SF:           | 100,000± - 350,000± SF (Potential to demise)                                                          |
| Land Size :             | 20.41± acres                                                                                          |
| Lease Rate :            | To Quote                                                                                              |
| Construction:           | Concrete Tilt Up                                                                                      |
| Clear Height :          | 36'                                                                                                   |
| Typical Column Spacing: | 70' speed bays                                                                                        |
| Column Spacing:         | 54' x 50'                                                                                             |
| Drive In Doors :        | 4                                                                                                     |
| Dock Doors :            | 65±                                                                                                   |
| Trailer Spaces :        | 104±                                                                                                  |
| Sprinklers :            | ESFR                                                                                                  |
| Lighting:               | LED                                                                                                   |
| Available Water:        | Up to 1 million GPD                                                                                   |
| Power :                 | 3,000 Amp, 480 Volt, 3 Phase (Redundancy available)                                                   |
| Parking:                | 232 spaces with room for trailer parking                                                              |
| Zoning:                 | I-M (Industrial - Medium Density)<br>A link to the code is available here: <a href="#">Click Here</a> |

### UTILITY PROVIDERS:

Electric - Poudre Valley REA  
Gas - Atmos Energy  
Water - City of Greeley  
Sewer - City of Greeley

## CONCEPTUAL SITE PLAN



## SITE PLAN & HIGHLIGHTS

### Property Highlights

#### Flexible Site Plan:

Building design flexible and build-to-suits welcome.

#### Trailer Parking:

Plenty of space for semi / fleet parking.

#### Outdoor Storage:

Allowed per the I-M zoning.

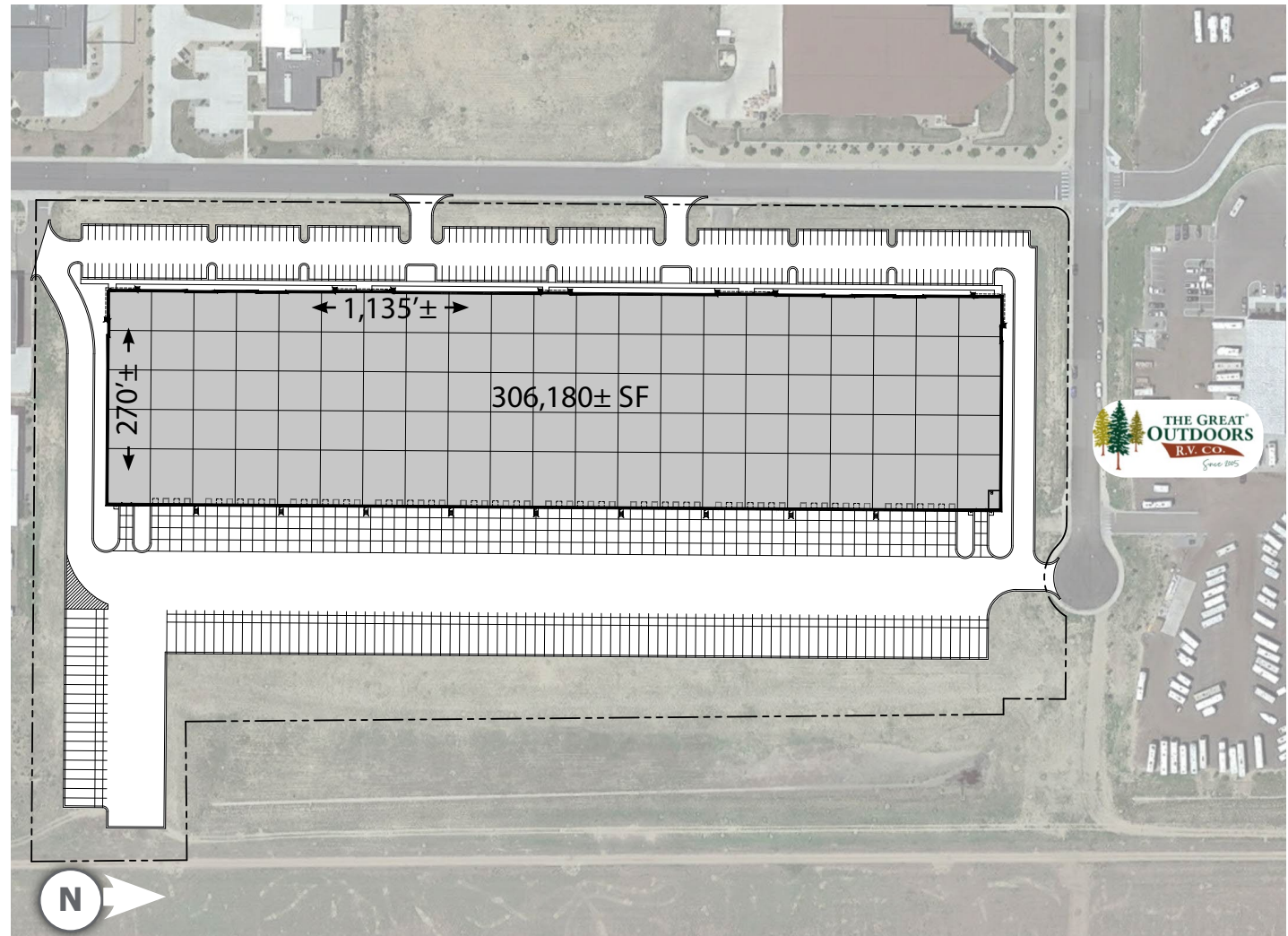
#### Low Property Taxes:

Low mill levy and no metro district in place.  
Current Mill Levy: 85.149.

#### Streamlined Process:

Quick permitting and construction within the City of Greeley.

### CONCEPTUAL SITE PLAN



2100 115TH AVE, GREELEY, CO



## HIGHLIGHTS

- Located off the heavily trafficked US Highway 34
- Easy access to I-25 and Hwy 85
- Other nearby notable users include Pepsi & Chevron
- State demographer predicts that Weld County will reach 610,566 in population by 2050
- Redundant power served from separate substations
- Local and state incentives available

## PREMIER DISTRIBUTION CENTER COMING TO HIGH POINT BUSINESS PARK

Strategically positioned in Northern Colorado's fastest-growing corridor, this state-of-the-art industrial facility offers unparalleled access and infrastructure for forward-thinking businesses. Discover Northern Colorado's newest Class A industrial development—a cutting-edge 350,000± SF single-load warehouse/distribution center set on 20.4± prime acres in Greeley's established High Point Business Park.

### STRATEGIC LOCATION

- Immediate access to Highway 257 and Highway 34
- Just minutes from I-25 corridor (175,000 vehicles daily)
- Convenient proximity to Denver International Airport
- High-visibility with 30,000+ VPD on Hwy 34 & 11,000+ on Hwy 257
- Only 5.9 miles to UCHHealth Greeley Hospital

### SUPERIOR INFRASTRUCTURE

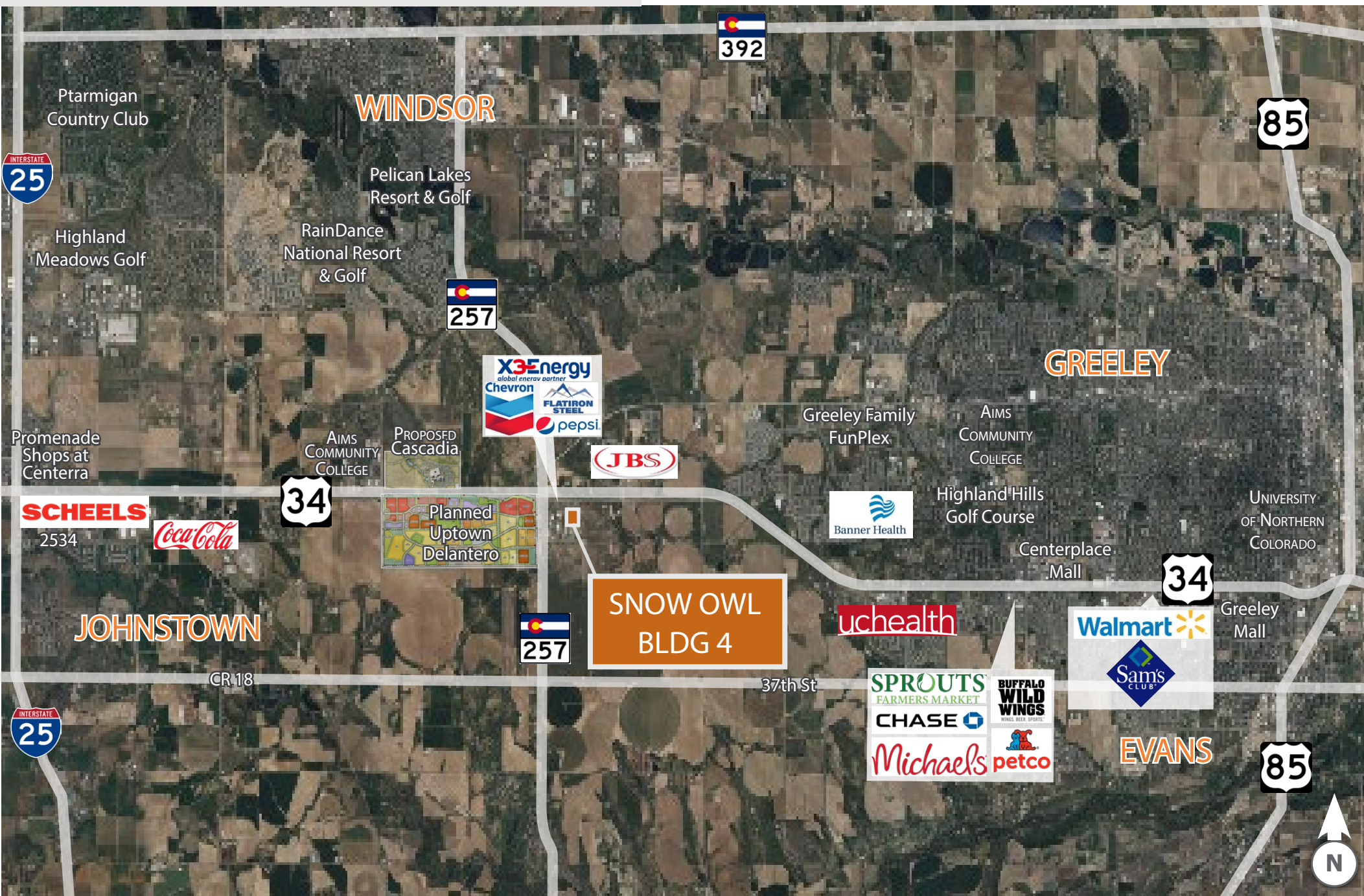
- Robust utility capacity including 1 million gallons of water daily
- Dual-substation power redundancy
- Comprehensive sewer and gas systems ideal for major manufacturing or mission-critical operations

### FLEXIBLE DESIGN

- Building plan depicted within this brochure is 306,180± SF but can be designed anywhere from 100,000 to 350,000 SF
- Customizable to accommodate diverse business needs

As Northern Colorado experiences unprecedented population growth, this premium facility represents a rare opportunity to establish operations in an underserved market with exceptional regional connectivity.

## LOCATION MAP



## NEARBY DEVELOPMENT GROWTH

3-Mile Avg. HH  
Incomes over  
\$146K

Greeley's  
population is  
estimated to  
double by 2050



The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. CBRE, Inc. makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of CBRE, Inc.. Any duplication without CBRE, Inc.'s express written consent is prohibited.

2100 115TH AVE, GREELEY, CO 80634



## LOCATION & PROPERTY INFORMATION

### DEMOGRAPHIC SUMMARY

|                           | 5-MILES   | 10-MILES  | 15-MILES  |
|---------------------------|-----------|-----------|-----------|
| 2025 Est. Population      | 37,468    | 271,425   | 480,066   |
| 2030 Projected Population | 41,287    | 296,435   | 515,673   |
| 2025 Est. Avg. HH Income  | \$146,291 | \$129,875 | \$132,155 |
| Median Age                | 37.7      | 35.4      | 37.6      |
| Daytime Employment        | 21,031    | 126,229   | 226,023   |

Source: ESRI - August 2026

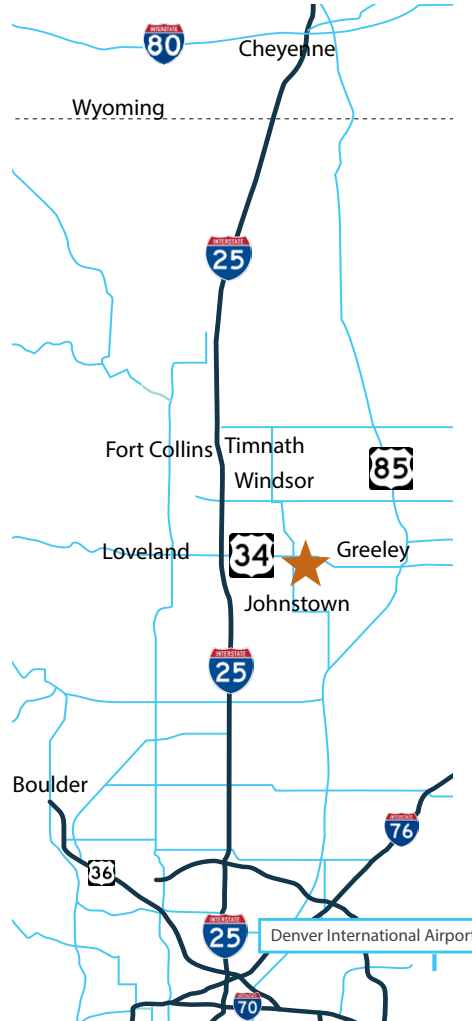
### POPULATION GROWTH



Weld County's projected growth was 31.9% between the years of 2015 and 2025. The 31.9% represents an additional 91,157 people moving into the County over the last 10 years.



**Population of Approximately 982,000±**  
(30 mile radius from I-25 and US 34)



### DRIVE TIMES

US Hwy 34 **3 MINS**  
Windsor **8 MINS**  
Interstate 25 **11 MINS**  
US Hwy 85 **16 MINS**  
Northern Colorado Regional Airport **18 MINS**  
Fort Collins **20 MINS**  
Interstate 80 / Cheyenne, WY **52 MINS**  
Denver/DIA **55 MINS**

### KEY LOCATION IN NORTHERN COLORADO

- Close proximity to major highways - Interstate 25, Highway 34 and Highway 85
- Approximately equidistant from I-70 and I-80, and also Canada and Mexico
- Proven distribution/supplier location for companies such as: Pepsi Beverages Company of Greeley, Chevron, VanZandt Controls and Eagle Automation, Purvis Industries, Flatiron Steel and more.
- Near an abundance of retailers, restaurants, employers, healthcare providers & other services
- Abundant workforce opportunities

**RYAN SCHAEFER**  
Senior Vice President  
CBRE  
+1 970 372 3860  
ryan.schaefer@cbre.com

**MIKE WAFER, SIOR**  
NEWMARK  
303.260.4242  
mike.wafer@nrmk.com

**MICHAEL WAFER JR, SIOR**  
NEWMARK  
303.260.4407  
mike.waferjr@nrmk.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**  
**NEWMARK**