

Industrial / Flex Space Available for Lease

1,187
SQUARE FEET
\$1,699.00
RENT

\$17.18 /yr
RENT / SF

(970) 594-9949
www.epmprops.com



PROPERTY ADDRESS

3455 F St
#5
Greeley, CO 80631

COMMERCIAL TYPE: Industrial LEASE TYPE: NNN
AVAILABLE: 8/14/26

DESCRIPTION

3455 F St., #5, Greeley, CO 80631

Key Features:

Size: 1,187 Rentable Square Foot
Configuration: Two Bay Areas + Office + Half bathroom
Overhead Door: 1 – 12' x 12'
Zoning: Industrial / Light Industrial
Lease Terms: 12 - 60 month options

Property Overview:

Functional industrial/flex space well-suited for small businesses, contractors, and service-based operations. The layout offers bay area for work and storage, along with a private restroom and oversized overhead door for equipment or vehicle access.

This space is ideal for tenants seeking practical flexible functionality without excess overhead.

Lease Details:

Base Rent: \$1,299.00 / month
CAM / NNN Charges: \$400 / month
Utilities: Landlord covers water/sewer, natural gas, electric
Total Monthly Charges: \$1,699.00
Security Deposit: \$1,699.00

Well-suited for contractor and trade operations
Convenient access for service vehicles and equipment

Ideal Uses

Contractors & trades (HVAC, plumbing, electrical, general construction)
Light assembly or fabrication
Equipment or materials storage
Service-based commercial businesses
Owner-operators seeking functional industrial space

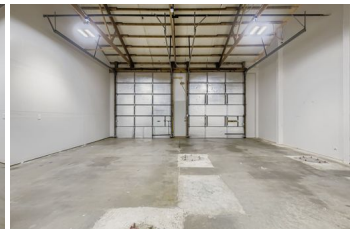
Request a Showing

Interested in this space? We'd be happy to walk you through the property and discuss whether it's a good fit for your business.

Empire Property Management Today! Text (970) 594-9949 Email:

RENTAL TERMS

Rent	\$1,699
Security Deposit	\$1,699
Application Fee	\$65



View this listing online:

