INDUSTRIAL BUILDING WITH 1/2 ACRE YARD SPACE FOR SALE OR LEASE

810 22nd AVE.

Greeley, CO 80631

17,100 SF

LEASE RATE:
$12.50/SF NNN (est.$4/SF)

SALE PRICE: $3,000,000

HIGHLIGHTS:

- Rare Central Greeley location
- Functional 17,000+ warehouse with ~ 3,170 SF mezzanine (not in RSF)
- Six (6) 14'x16' Overhead doors
- Heated apron in front of OH doors to assist with snow melt
- Ideal for central distribution, service shop, materials storage & distribution, etc...
- .50 Acre fenced storage yard

PROPERTY OVERVIEW

Building Size	17,100 SF
Yard Storage	Fenced, +/- .50 Acre, paved asphalt
Zoning	C3 - High Density Commercial
Construction	Metal & Concrete Frame; built 1973
Stories	1 + Mezzanine
Clear Height	+/- 16' in WH area / shop
Loading	(6) 14'x16' grade-level drive-in doors
Power	800 Amp, 3-Phase electrical service
Security	Fully fenced, Exterior Security Cameras

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VIDEO TOUR

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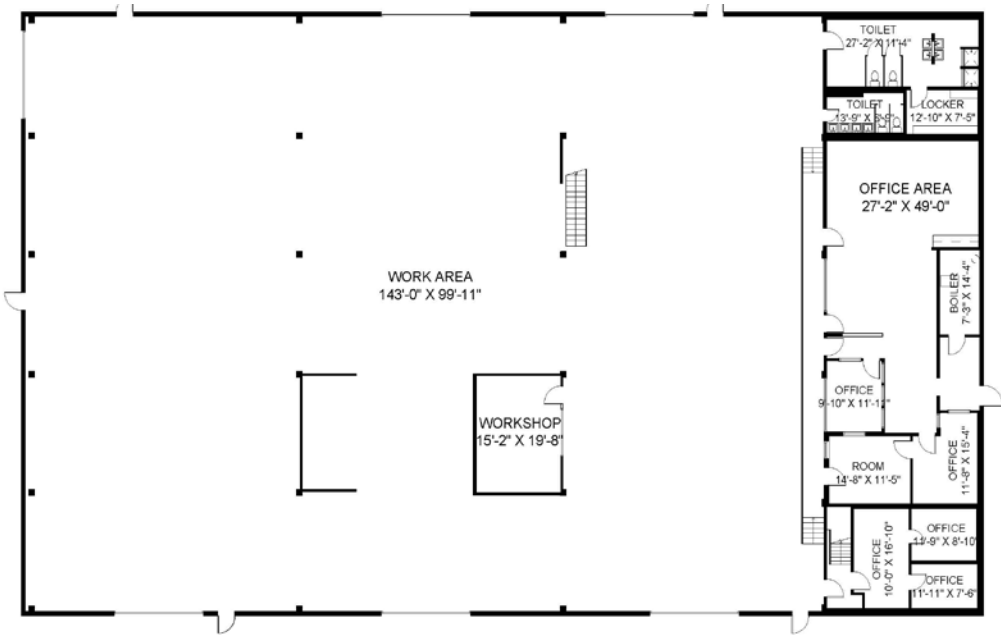
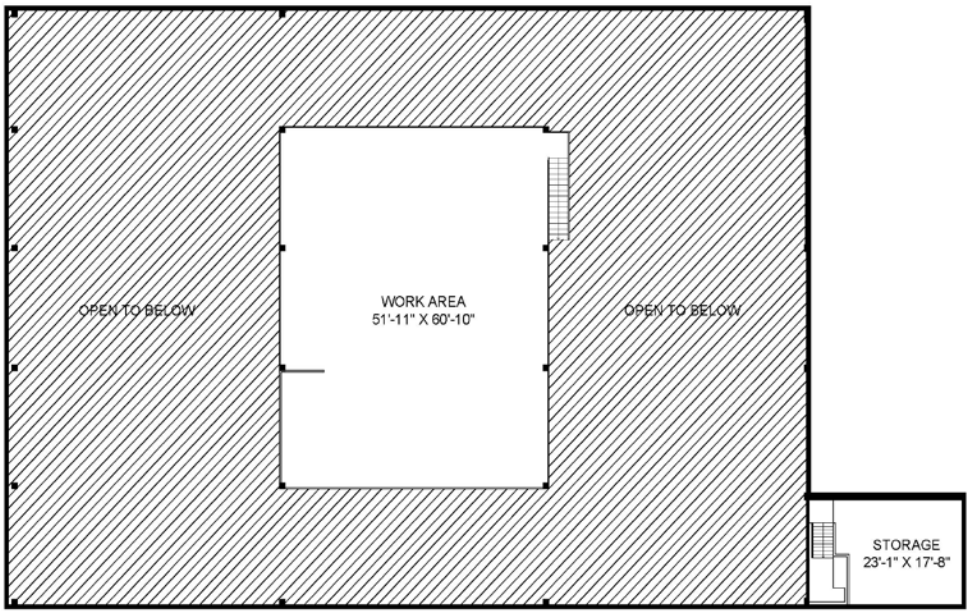
MAIN FLOOR



MEZZANINE



- Rare large infill warehouse with 1/2 acre outdoor storage yard in Central Greeley location
- Ideal location just minutes from Downtown Greeley, central to City and ideal for contractor/service center, material storage and for distribution
- Concrete tilt-up construction with oversized 16' OHDs, heated concrete apron, radiant heat and ~ 3,170 s.f. additional engineered storage mezzanine (not in RSF)
- Clean 2,700+/- SF support office with new lights, paint and flooring
- Ideal for contractor, oil & gas services, roofing contractor, industrial supply, warehouse/distribution or manufacturing use
- Employee locker room and restroom with shower stalls

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Open Office Area

Open Office Area

Open Warehouse with Radiant Heat

Engineered Mezzanine Storage

Engineered Mezzanine Storage

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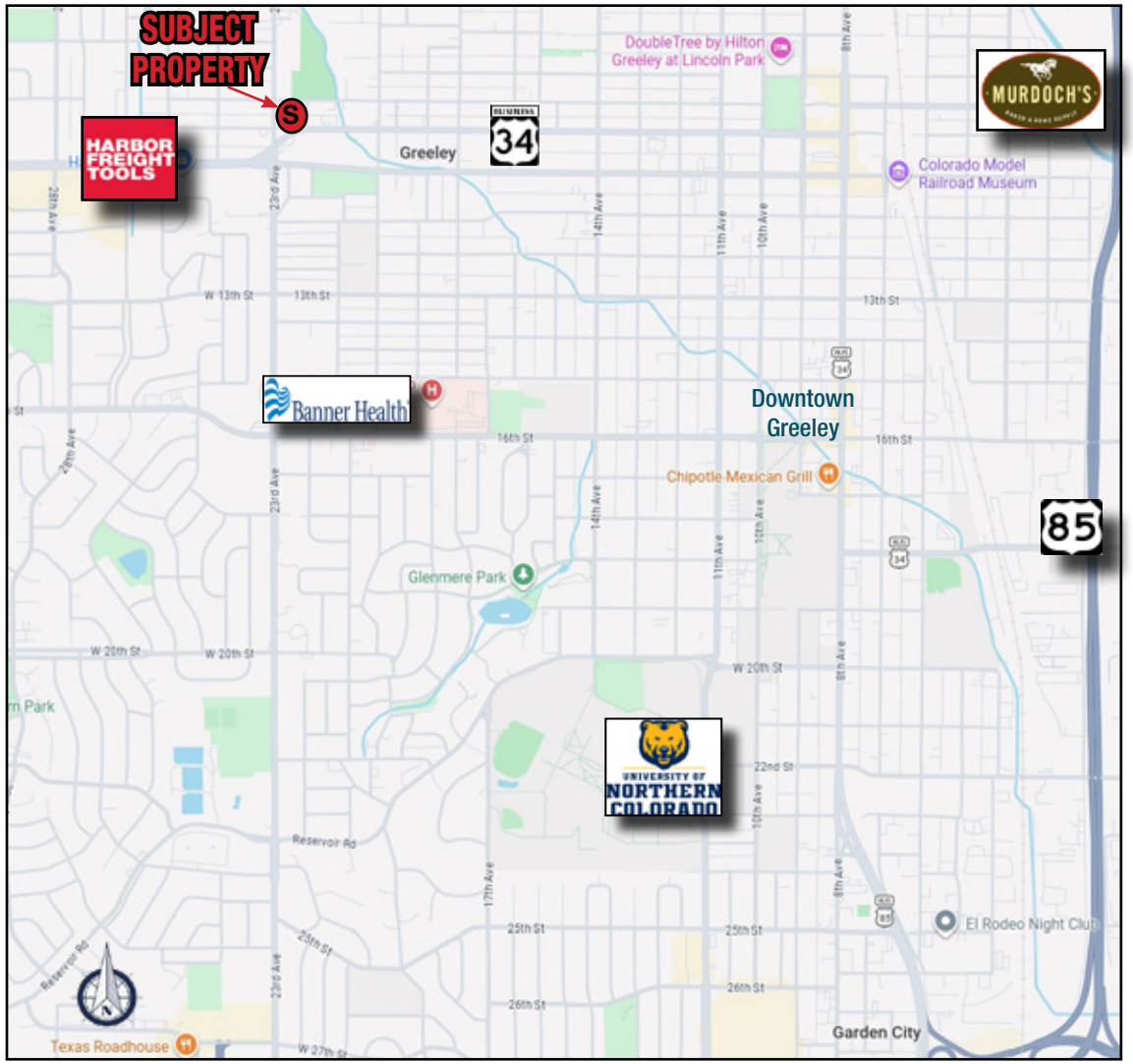

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Asphalt Paved Yard - Fully Fenced

Heated Apron Driveway in Front

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