

FOR LEASE

2435 2nd Avenue

Greeley, Colorado 80631



Industrial Warehouse/Shop for Lease with Yard **Available 9,600 SF**

Lease Rate: \$11,000/Month Modified Gross Plus Utilities

Located right off Highway 85 in Greeley, Colorado, this 9,600 square foot warehouse/shop space is available for lease. The space has six 14' x 16' overhead drive-in doors with 80' deep bays and 24' clear height throughout the warehouse. There is also just over one-half an acre of storage yard available with the space. *Please see reverse for aerial and floor plan.*

Property Features

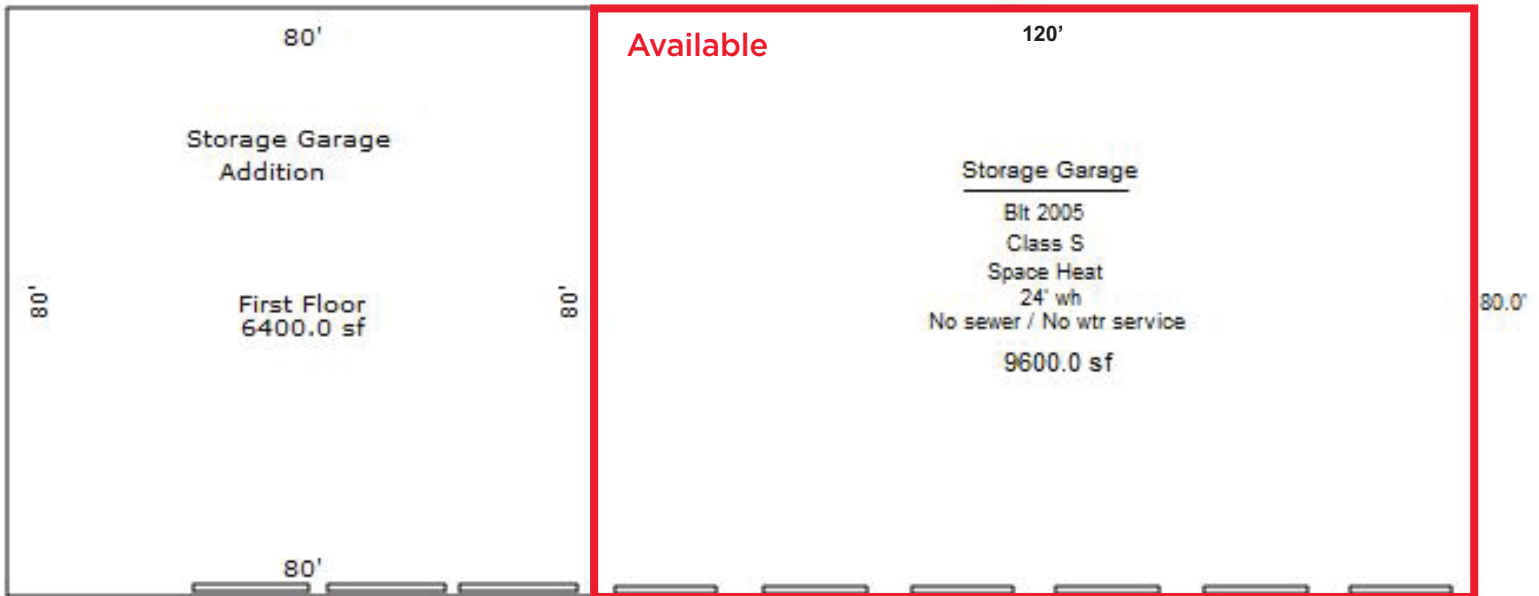
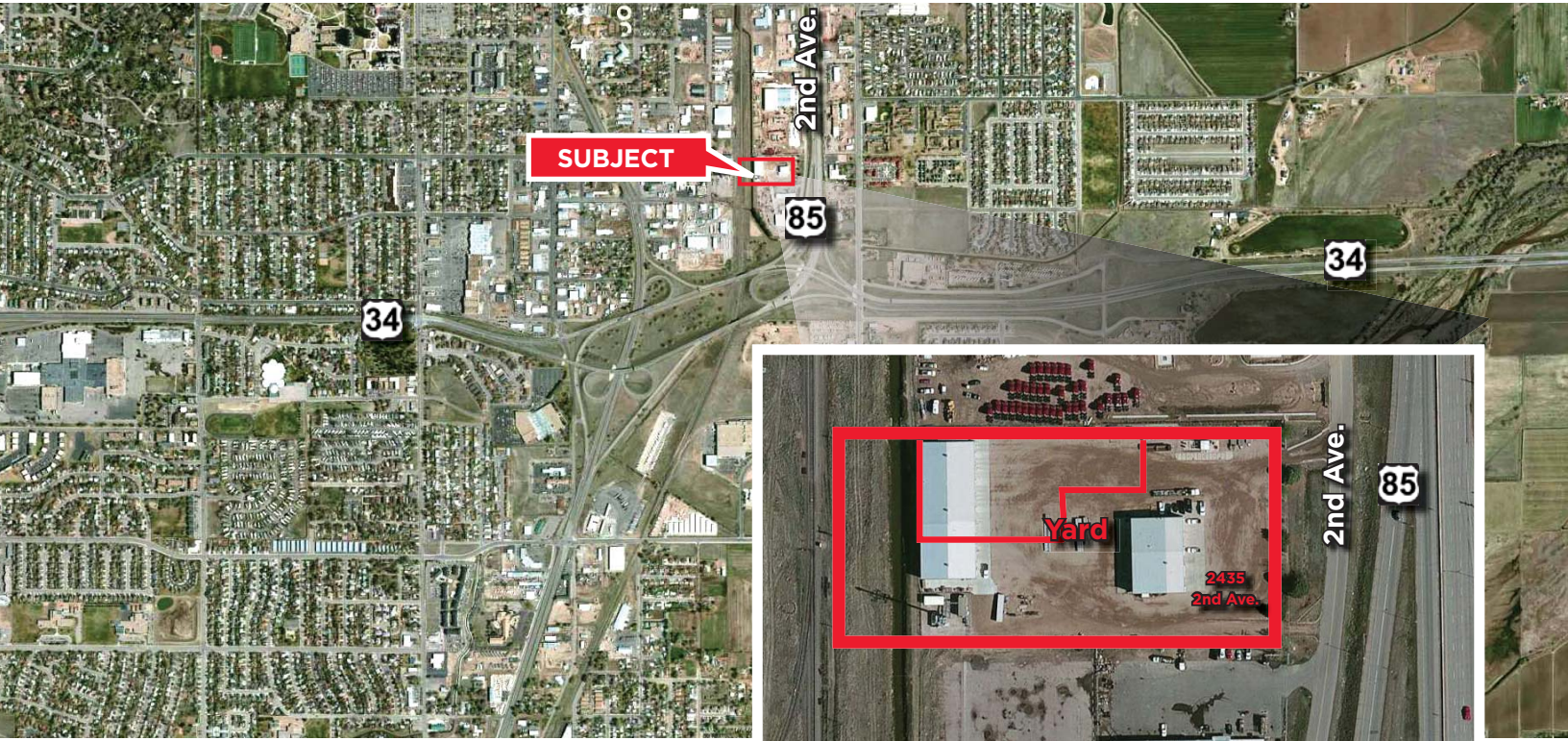
Building Size	16,000 SF
Available	9,600 SF
Site Size	.6 Acre
Number of Floors	1
YOC	2005
Construction Type	Steel
Clear Height	24'
Loading	Six 14' x 16' overhead doors
HVAC	Radiant
Zoning	I-M, Greeley
Power	3-Phase



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