

450
25TH STREET
GREELEY, COLORADO 80631

AVAILABLE FOR LEASE

MANUFACTURING/DISTRIBUTION FACILITY

LEASE RATE: \$8.50 - \$11.00/SF NNN



**CUSHMAN &
WAKEFIELD**

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MANUFACTURING/DISTRIBUTION FACILITY

4,000 - 76,352 SF

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3.67 ACRES

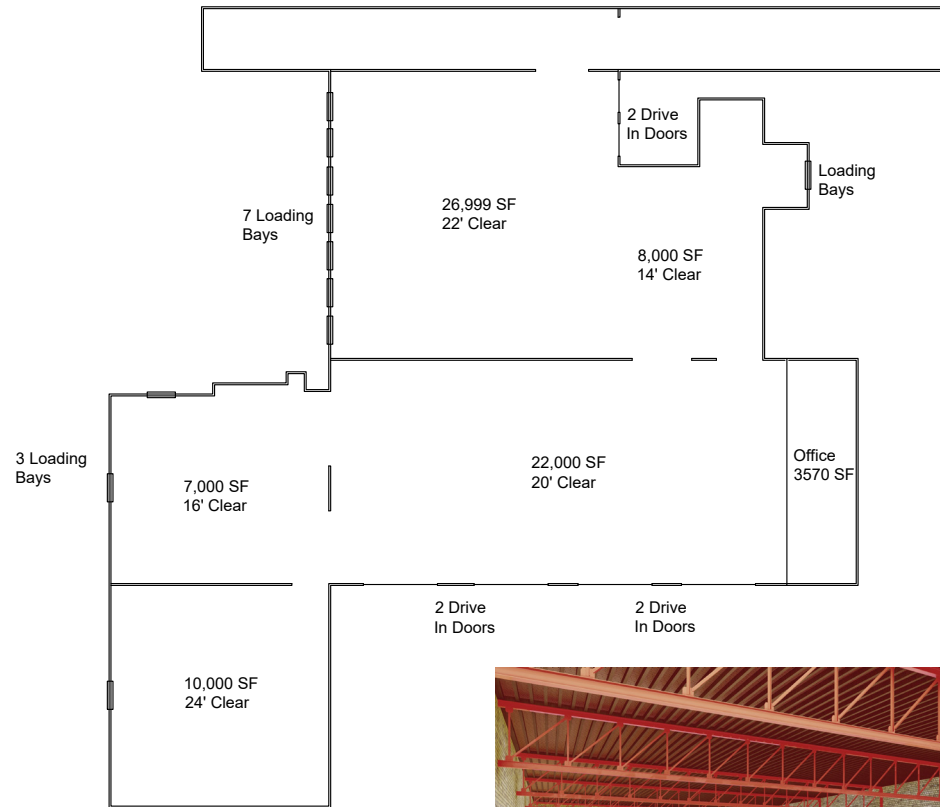


PROPERTY FEATURES

Property Type	Manufacturing/Distribution Facility totaling approximately 76,352 SF	Roof	Combination of ballasted and un-ballasted membrane flat roof sections
Waste Water Treatment	Water treatment on site	HVAC / Air	Combination of Roof-top units/forced air heat and chiller towers serving the cooler space in the facility
Land Area	3.67 Acres	Power	T1 (480 / 270, 1200A), T2 (480 / 277, 1000A), T3 (208 / 120, 4000A)
Building Breakdown	Manufacturing/production 50% Cooler 30% Office 10% Dry Storage 10% Lab/Business area in front	Doors	7 dock doors directly tied to the main transport cooler 2 docks doors in unloading area 2 doors for receiving 1 dry storage dock dual dock high (exterior covered dock high platform)
Ceiling Height	22'-28' (varies)	Parking	Paved parking with approximately 50 spaces
Floors	Drained and sloped Brick and epoxy flooring	Zoning	I-M (Industrial Medium Intensity)

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FLOORPLAN



CITY OF GREELEY AREA HIGHLIGHTS

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing county in the U.S. Source: greeleygov.com

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado's high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women's soccer championship, and a women's basketball championships

GREELEY/WELD COUNTY AREA HIGHLIGHTS



2019 TOTAL POPULATION

322,431



TOTAL REGIONAL EMPLOYMENT

129,080

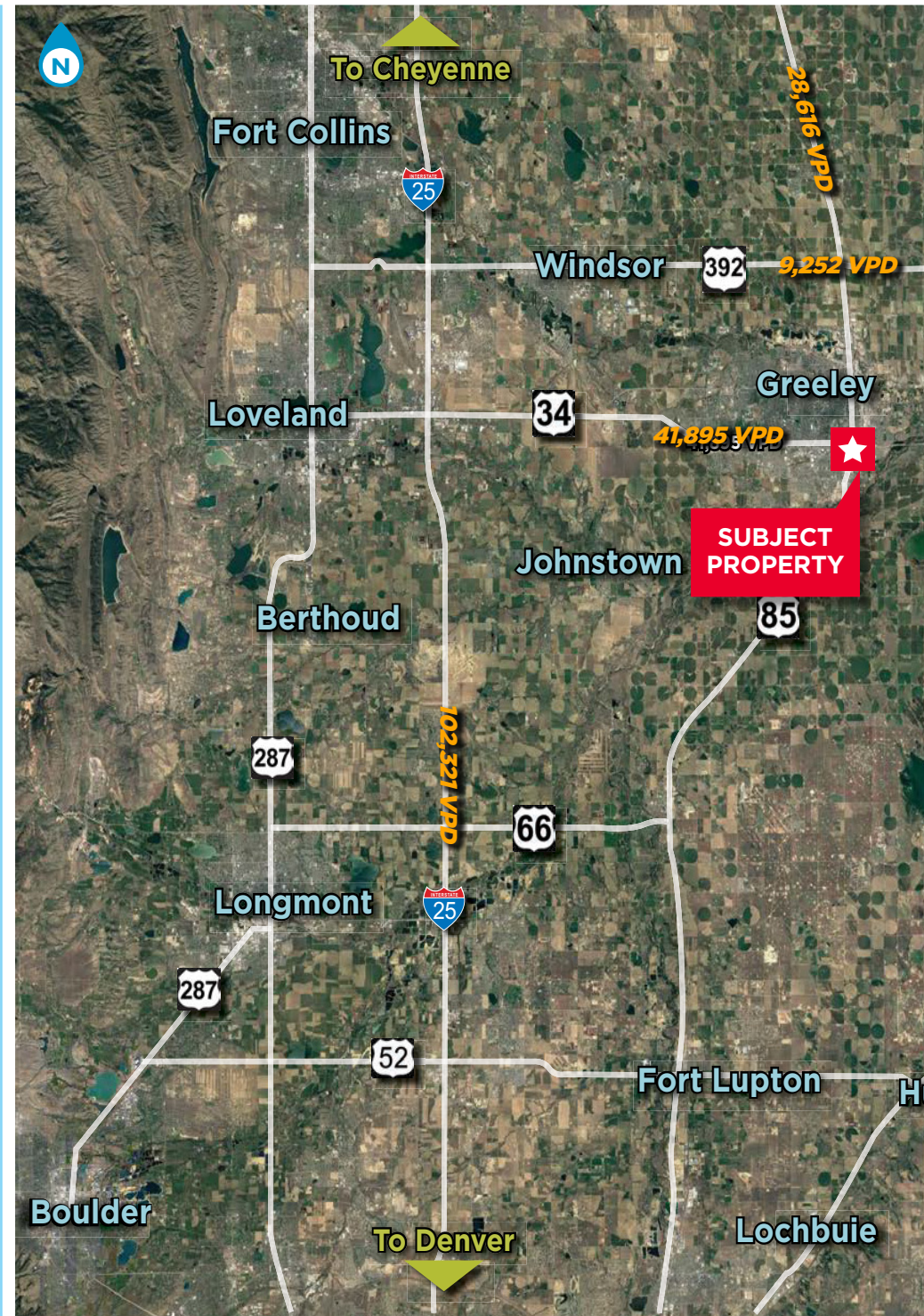


MEDIAN HOUSEHOLD INCOME

\$70,900

Source: ESRI, 2020

- As of 2019 the region's population increased by 16.8% since 2014, growing by 46,389. Population is expected to increase by 10.1% between 2019 and 2024, adding 32,670.
- From 2014 to 2019, jobs increased by 13.5% in Greeley, CO from 113,727 to 129,080. This change outpaced the national growth rate of 7.3% by 6.2%. As the number of jobs increased, the labor force participation rate decreased from 69.7% to 69.0% between 2014 and 2019.



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CONTACT INFORMATION

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