

2985 1st Avenue-Unit 1

GREELEY, COLORADO 80631



Sale Price: \$3,288,375.00

Price per SF: \$185.00

Lease Rate: \$16.00/SF NNN

- Unit Size: ±17,775 SF
- Yard Size: ±0.45 Acres (Fenced)
- 4,679 SF Office Area
- Clear Height: 38'/Ceiling Height: 40'
- 2 Bridge Cranes (20 Ton/5 Ton)
- 3 OH Doors (2-20'x20'; 1-14'x23')
- Construction Type: Steel Frame
- Zoning I-M/Radiant Heat
- 3 phase/480 Volt



WHEELER
Properties

1130 38th Avenue, Suite B • Greeley, CO 80634
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Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.





3 Overhead Doors

Two: 20' x 20'

One: 14' x 23'

2 Cranes:

ONE 20 TON BRIDGE CRANE
(On bridge along with one 5 Ton)

ONE 5 TON BRIDGE CRANE
(On bridge along with one 20 Ton)

