

2985 1st Avenue

GREELEY, COLORADO 80631

NEW SALE PRICE: \$6,750,000.00 NOW \$144.85/SF NEW LEASE RATE: \$10.00/SF

~~Sale Price: \$7,223,000.00~~

~~Price per SF: \$155.00~~

~~Lease Rate: \$12.00/SF NNN~~

- Building Size: ±46,600 SF
- Lot Size: ±4.68 Acres
- Yard Size: ±1.53 Acres (Fenced)
- Clear Height: 38'/Ceiling Height: 40'
- 7 Cranes/7 Overhead Doors
- 4,679 SF Office Area
- Construction Type: Steel Frame
- Zoning I-M/Radiant Heat
- 3 phase/480 Volt/2000 amp

PRICE REDUCED!



WHEELER
Properties

1130 38th Avenue, Suite B • Greeley, CO 80634
WheelerPropertiesInc.com • 970-352-5860

Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.





7 Overhead Doors

Four: 20' x 20'

One: 14' x 23'

Two: 12' x 16'

7 Cranes:

ONE	10 TON BRIDGE CRANE
TWO	20 TON BRIDGE CRANE (One on each of two bridges along with one 5 Ton)
TWO	5 TON BRIDGE CRANE (One on each of two bridges along with one 20 Ton)
ONE	5 TON GANTRY CRANE
ONE	10 TON BRIDGE CRANE (Located in shipping and receiving bay)
ONE	Rigging only for 1 TON CRANE (Crane itself has been sold, but rigging still in place)

