2985 1st Avenue

GREELEY, COLORADO 80631

NEW SALE PRICE \$6,750,000.00 NOW \$144.85/SF NEW L Sale Price: \$7,223,000.00 Price per SF: \$155.00 Leas

- 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

NEW LEASE RAITE \$10.00/SF

Lease Rate. \$12.00/SF NNN

- Construction Type: Steel Frame
- Zoning I-M/Radiant Heat
- 3 phase/480 Volt/2000 amp

PRICE REDUCED!





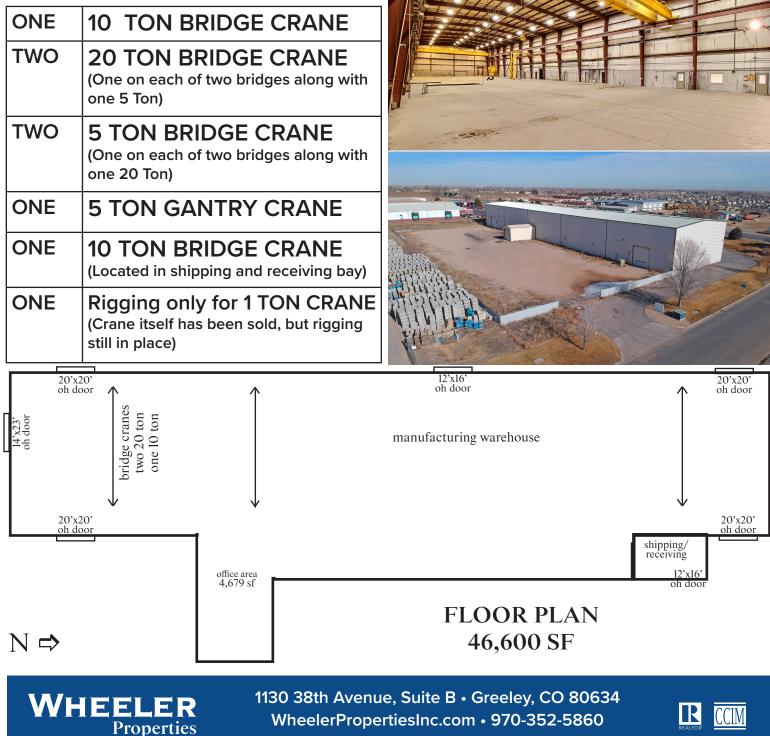
WHEELER Properties 1130 38th Avenue, Suite B • Greeley, CO 80634 WheelerPropertiesInc.com • 970-352-5860 Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.





7 Overhead Doors Four: 20' x 20' One: 14' x 23' Two: 12' x 16'

7 Cranes:



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