

2985 1st Avenue-Unit 2

GREELEY, COLORADO 80631



Sale Price: \$2,278,275.00

Price per SF: \$185.00

Lease Rate: \$16.50/SF NNN

- Unit Size: ±12,315 SF
- Yard Size: ±0.38 Acres (Fenced)
- 1,603 SF Office Area (proposed)
- Clear Height: 38'/Ceiling Height: 40'
- 2 Cranes (10 Ton/5 Ton)(1 rigging)
- 2 OH Doors (1-20'x20'; 1-12'x16')
- Construction Type: Steel Frame
- Zoning I-M/Radiant Heat
- 3 phase/480 Volt



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





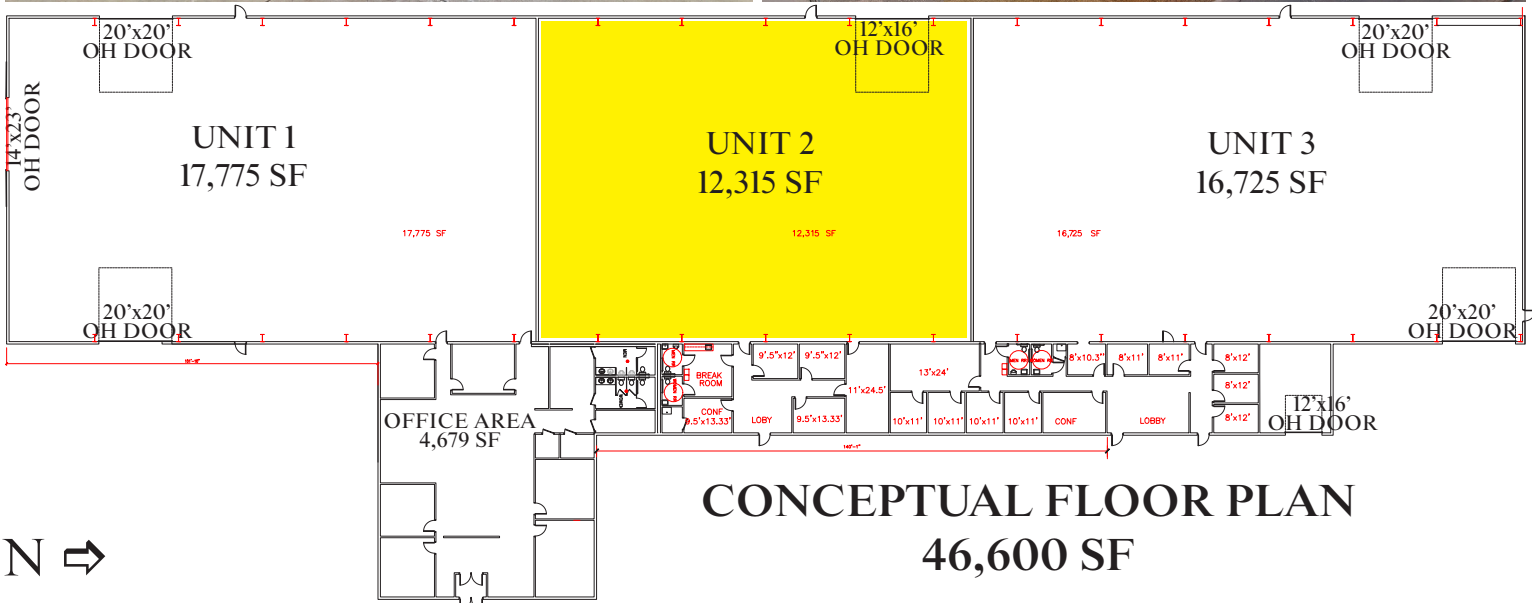
2 Overhead Doors

One: 20' x 20'

One: 12' x 16'

2 Cranes:

ONE	10 TON BRIDGE CRANE
ONE	5 TON GENTRY CRANE
ONE	RIGGING FOR 1 TON CRANE (Crane itself was sold)



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