

# 2985 1st Avenue-Unit 3

GREELEY, COLORADO 80631



**Sale Price: \$3,094,125.00**

**Price per SF: \$185.00**

**Lease Rate: \$16.50/SF NNN**

- Unit Size: ±16,725 SF
- Yard Size: ±0.55 Acres (Fenced)
- 2,554 SF Office Area (proposed)
- Clear Height: 38'/Ceiling Height: 40'
- 3 Bridge Cranes (20 Ton/5 Ton/10 Ton)
- 4 OH Doors (2-20'x20'; 2-12'x16')
- Construction Type: Steel Frame
- Zoning I-M/Radiant Heat
- 3 phase/480 Volt



**WHEELER**  
Properties

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





# 4 Overhead Doors

Two: 20' x 20'

Two: 12' x 16'

## 3 Cranes:

ONE	<b>20 TON BRIDGE CRANE</b> (On bridge along with one 5 Ton)
ONE	<b>5 TON BRIDGE CRANE</b> (On bridge along with one 20 Ton)
ONE	<b>10 TON BRIDGE CRANE</b> (Located in Shipping & Receiving Bay)

