# 2985 1st Avenue-Unit 3

### **GREELEY, COLORADO 80631**

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

#### Price per SF: \$185.00

- Unit Size: ±16,725 SF
- + Yard Size:  $\pm 0.55$  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')

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

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





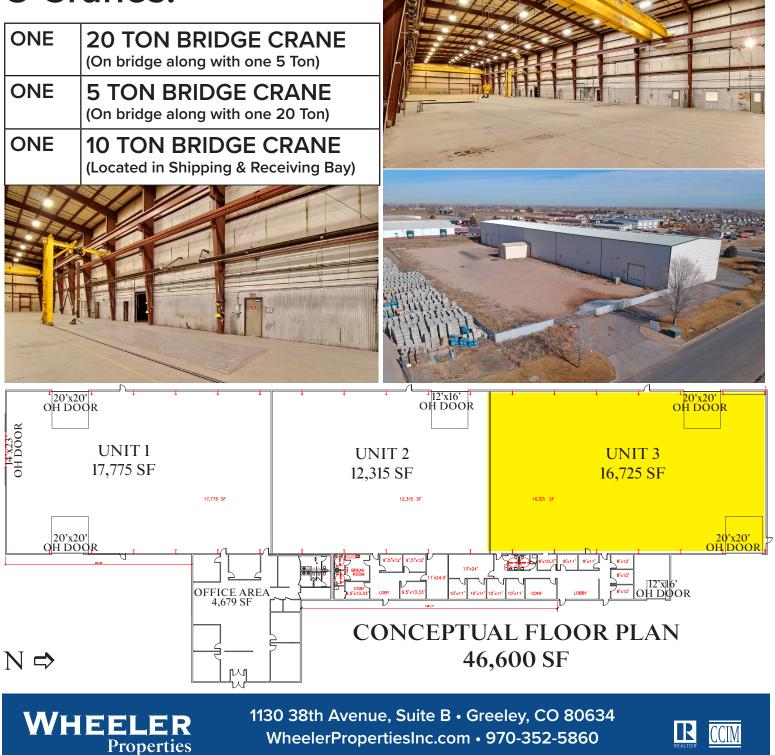
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## **4 Overhead Doors** Two: 20' x 20' Two: 12' x 16'

### 3 Cranes:



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