

# 2985 1st Avenue Units 1&2

GREELEY, COLORADO 80631



**Sale Price: \$5,115,300.00**

**Price per SF: \$170.00**

**Lease Rate: \$14.50/SF NNN**

- Unit Size: ±30,090 SF
- Yard Size: ±0.83 Acres (Fenced)
- 4,679 SF Office Area
- Clear Height: 38'/Ceiling Height: 40'
- 4 Cranes (10 Ton/20 Ton/2-5 Ton)
- 5 OH Doors (2-20 x20/1-14 x23/1-12 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.







# 5 Overhead Doors

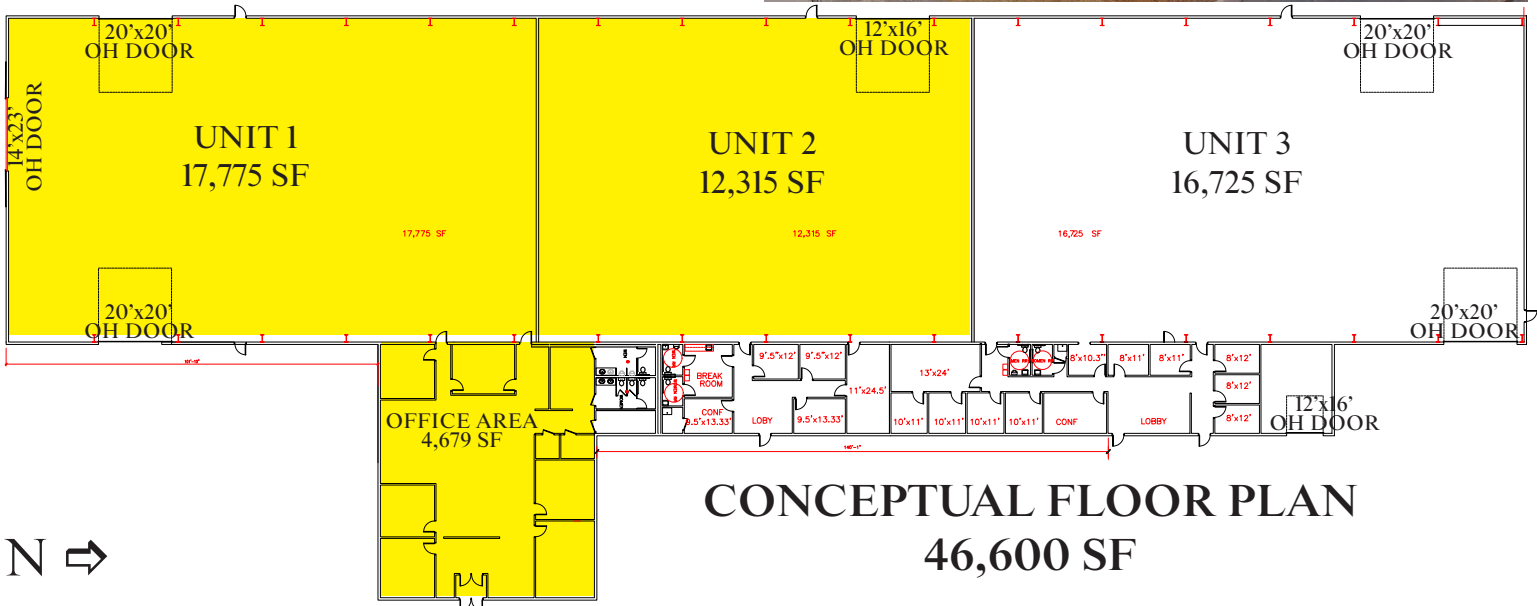
Two: 20' x 20'

One: 14' x 23'

One: 12' x 16'

# 4 Cranes:

ONE	10 TON BRIDGE CRANE
ONE	20 TON BRIDGE CRANE (On bridge along with one 5 Ton)
ONE	5 TON BRIDGE CRANE (On bridge along with one 20 Ton)
ONE	5 TON GANTRY CRANE
ONE	Rigging only for 1 TON CRANE (Crane itself has been sold, but rigging still in place)



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