

3115 35th Avenue

GREELEY, COLORADO 80634

SALES PRICE: ~~\$1,514,286~~ **\$1,300,000**

\$125.00/SF



Lease Rate: \$11.50/SF NNN

NNN = \$2.15/SF

Size: 10,400 SF

- Industrial/Flex Property with Fenced Yard
- Zoned Commercial
- Large IT room and Break Room

- 8 Offices
- 2 Restrooms
- Conference Room
- Storage Space

- 3,400 SF Warehouse
- 3,500 SF Office Finished
- 3,500 SF Office Shell



Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

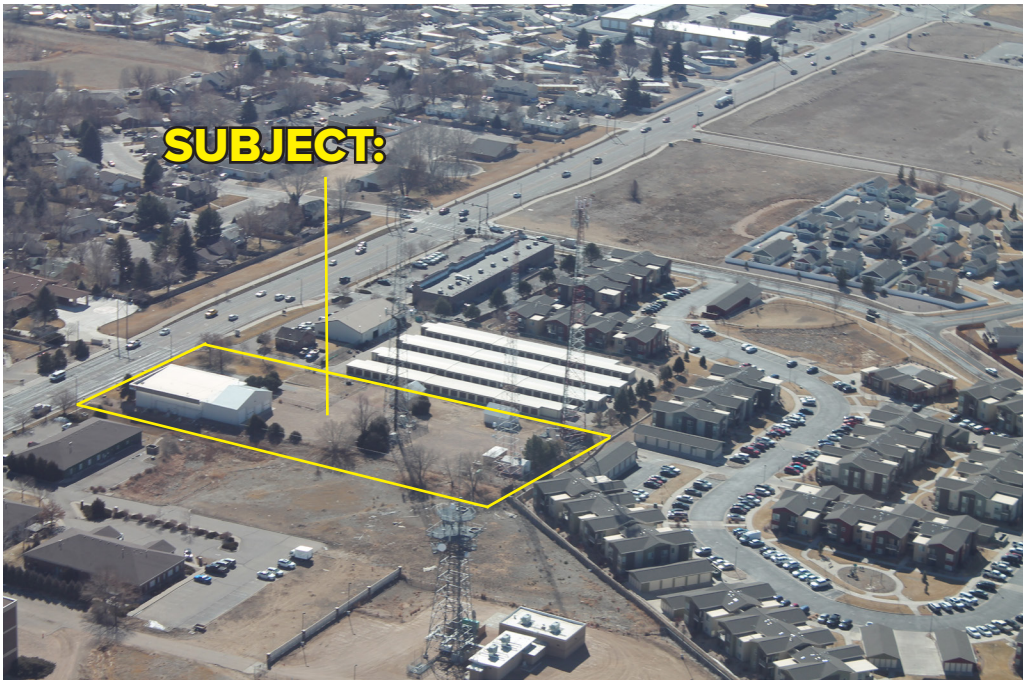
Ron Randel - CP: 970-590-6222

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Waypoint Real Estate
125 S Howes St, Ste 500
Fort Collins, CO 80521
Office: 970-632-5050

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