

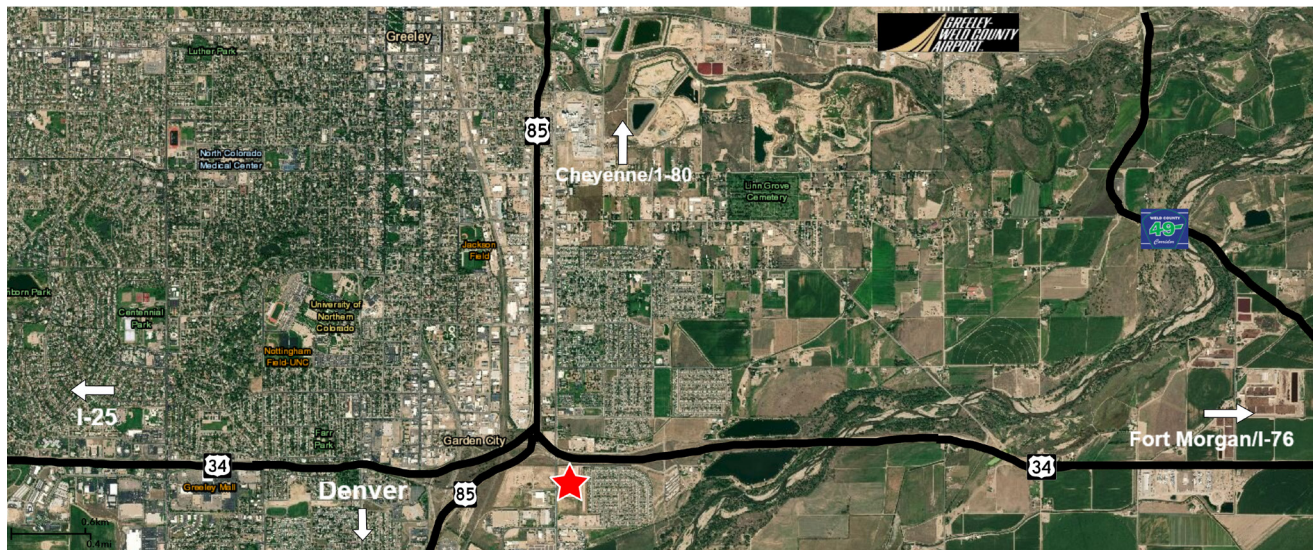
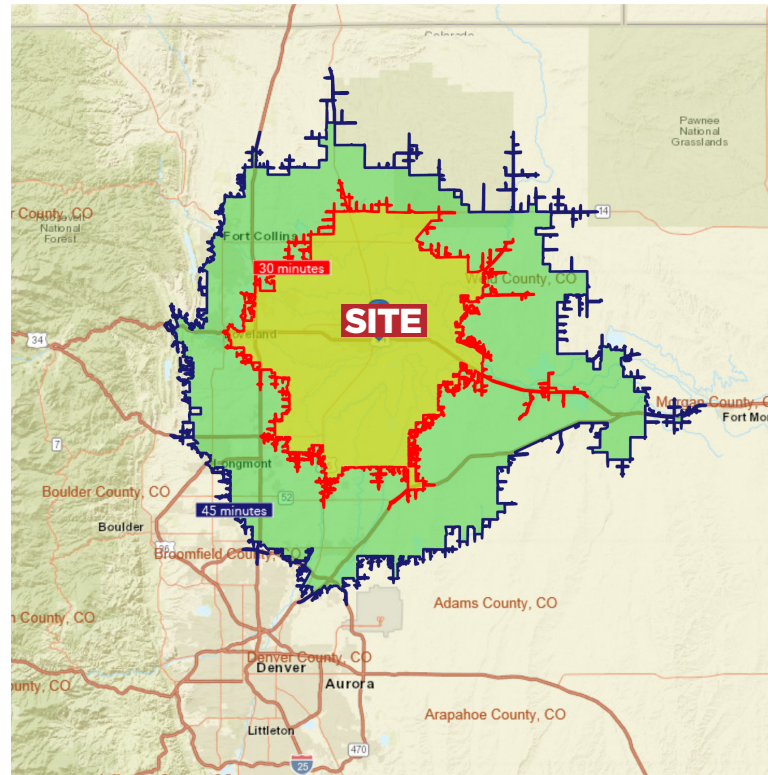
FOR SALE/LEASE

1st Avenue & HWY 34
Greeley, CO

DISTANCE:

| | Miles | Minutes |
|--------------|-------|---------|
| Fort Collins | 35 | 48 |
| I-25 | 18 | 25 |
| Denver | 60 | 63 |
| Cheyenne | 54 | 67 |

30 TO 45 MINUTE DRIVE TIME



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1ST AVENUE INDUSTRIAL PARK

PROPERTY TYPE
INDUSTRIAL

AVAILABLE
1,500-54,000 SF

PRICE
LEASE \$13/SF NNN
SALE \$125/SF



FEATURES:

- New construction industrial warehouse/flex units available for sale and lease
- Phase 2, Building 1 (10,387 sf) to be delivered Spring 2019, currently under construction
- Flexible sizes from 1,500 sf, with up to 54,000 sf available in future phase
- Functional for industrial uses (see inside for full building specs)
- Zoned Industrial-Medium, City of Greeley
- Located at the intersection of Highways 34 and 85 with easy site access
- Opportunity for highway visibility
- Pricing based on delivery to specs contained herein, tenant finish negotiable

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Greeley
1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

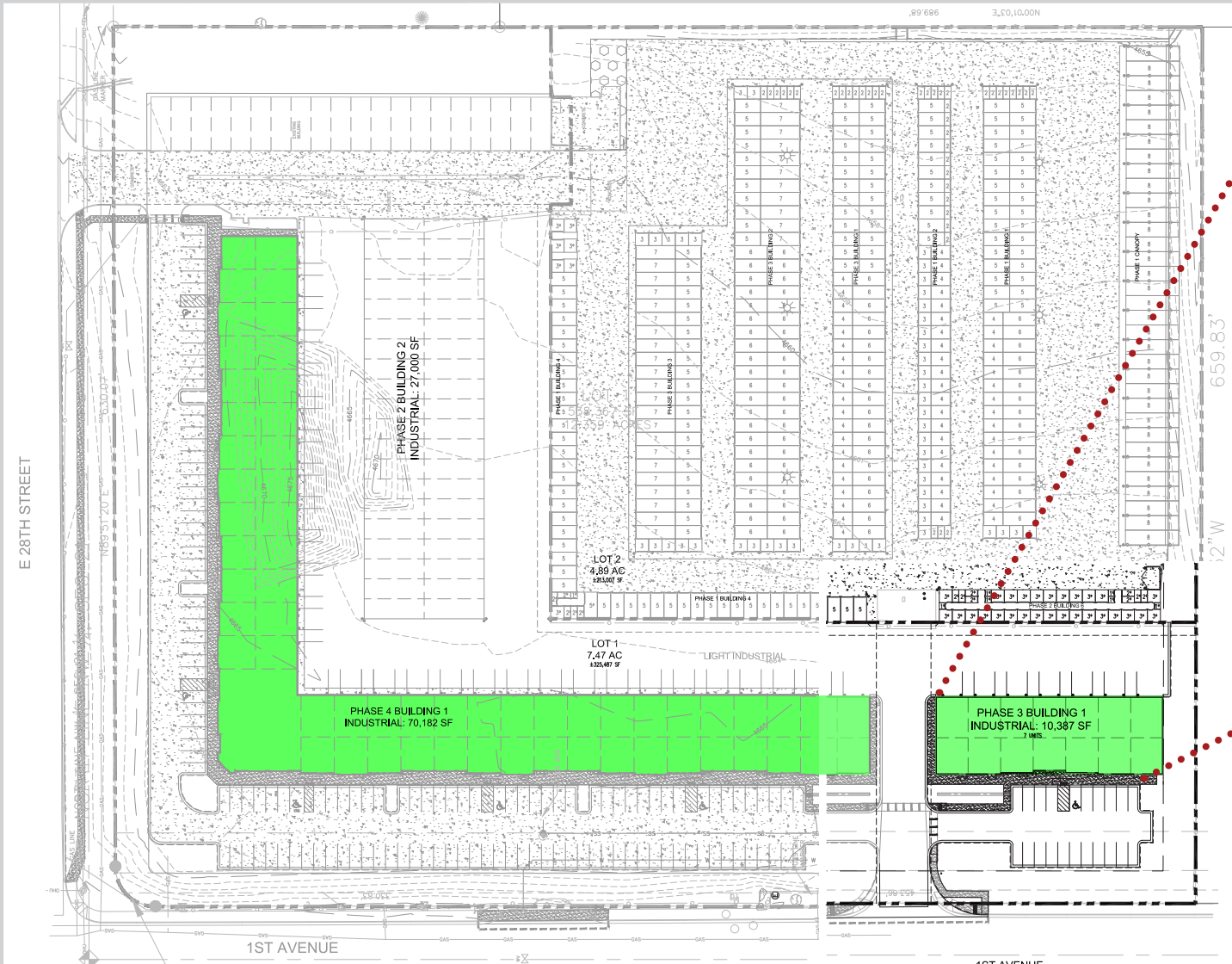
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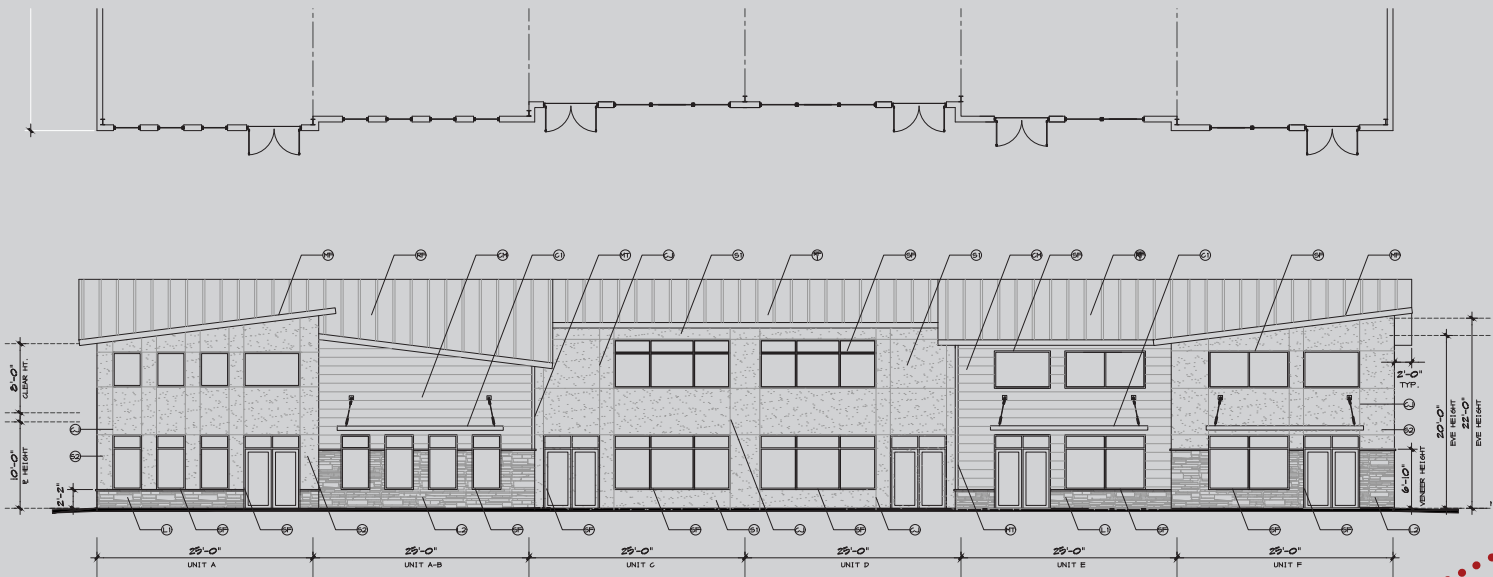
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* Preliminary renderings and site plans shown for informational purposes and are subject to change.



PHASE 2, BUILDING 1



BUILDING SPECS:

- 12' w x 14' h rear overhead door
- 18' Clear height (subject to design adjustments)
- Storefront with single glass man-door and modern facade design
- HVAC unit (specs subject to engineering)
- 6" Concrete floors
- Water/sewer stubbed to unit
- 200 AMP, 3 phase electrical panel per 1,500 sf unit
- Insulated to city of Greeley code
- Tenant improvement packages available