AVAILABLE FOR LEASE



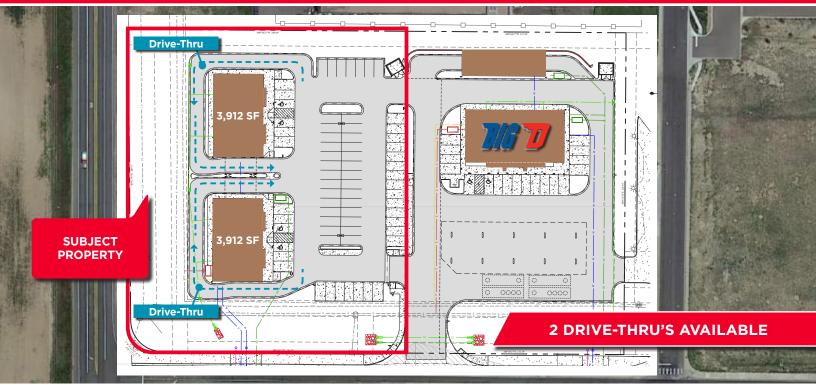
HIGHPOINT BUSINESS PARK

11701 24TH STREET GREELEY, COLORADO 80634

PROPOSED RETAIL FOR LEASE

LEASE RATE: \$33.00/SF NNN (INLINE) | \$36.00/SF NNN (DRIVE-THRU) (CORE & SHELL DELIVERY)

Tenant Improvement Allowance: Negotiable





PROPERTY HIGHLIGHTS

- Monument Signage
- 2 Drive-Thru's
- Divisible to 1,000 SF
- 5.9 Miles to new UCHealth Greeley Hospital
- High Traffic Area Over 36,000 VPD on Hwy 34 and 9,000 VPD on Hwy 257
- Commuter, arterial road with access to Loveland, Greeley and Windsor

Conceptual Rendering

• Business Park includes Noble Energy, Pepsi Distribution, Great Outdoor RV, Flat Iron Steel, Eagle Distribution, Polytech and the Weld County Crime Lab

AVAILABLE FOR LEASE



HIGHPOINT BUSINESS PARK

11701 24TH STREET GREELEY, COLORADO 80634





For more information, please contact:

AKI PALMER Executive Director +1 970 267 7727 aki.palmer@cushwake.com COLE VANMEVEREN Senior Associate +1 970 219 3802 cole.vanmeveren@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

© 2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.