

FOR SALE OR LEASE

# INDUSTRIAL/FLEX BUILDING

2626 8<sup>th</sup> Avenue, Garden City, CO 80631

39,069 SF AVAILABLE



**SALE PRICE: \$3,400,000 (\$87/SF)**

**LEASE RATE: \$6.00-\$10.00/SF | NNN: \$3.10/SF**

**TI ALLOWANCE: NEGOTIABLE**

2626 8th Avenue offers 3,200 - 39,069 SF industrial/flex space with easy access to both Hwy 34 & Hwy 85 providing regional connectivity to Denver and Cheyenne. With 10' - 30' in clear height, both drive-in and dock-high for loading and heavy power, this building offers a multitude of uses and configurations for multi-tenant occupancy. Recent renovations include new paint, lighting and flooring in the office area along with additional updates throughout including LED lighting, restrooms, roof and storefront windows.

- High-bay shop space and multiple loading areas including 2 dock-high doors and several drive-in doors
- Ability to add more storefront windows, overhead doors, or fenced yard, based on tenants' needs
- Heavy power available for manufacturing or equipment needs



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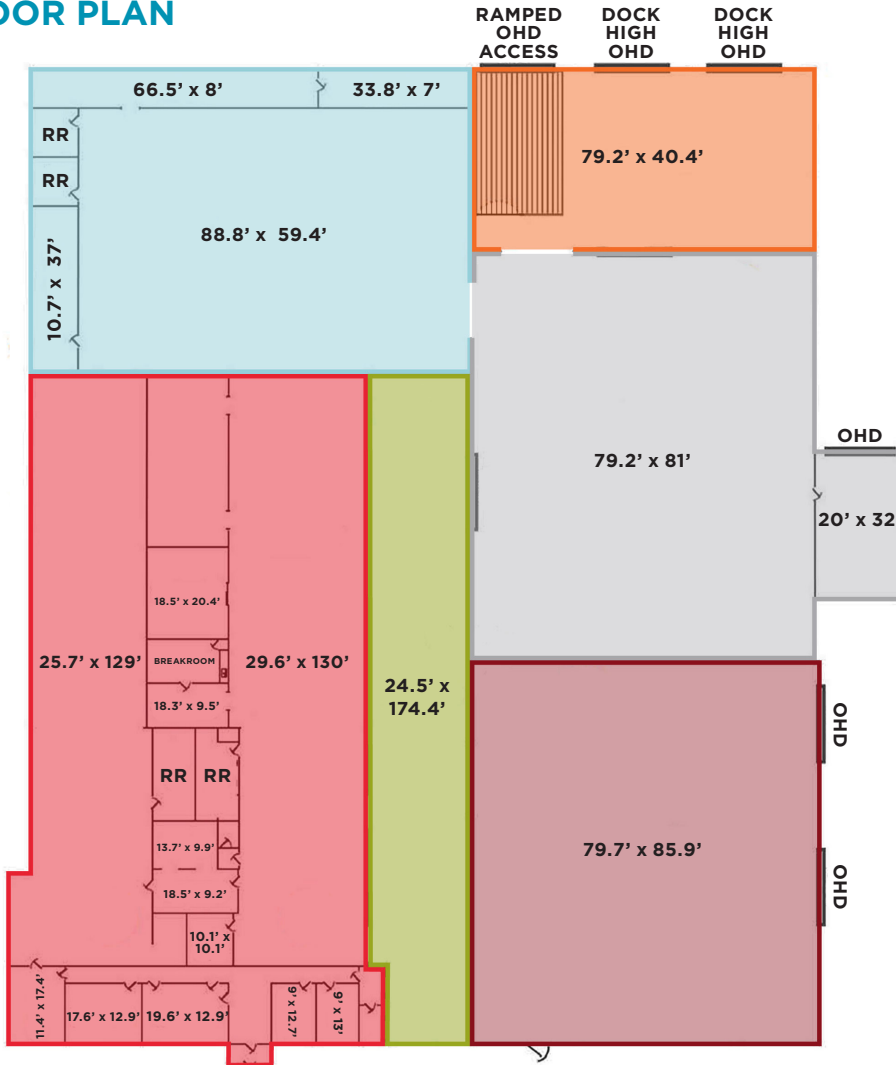
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## FLOOR PLAN



## DIVISIBLE OPTIONS

- +/- 6,800 SF Warehouse
- +/- 3,200 SF Warehouse
- +/- 7,120 SF Warehouse/Manufacturing
- +/- 6,800 SF Warehouse/Flex
- +/- 3,600 SF Warehouse/Flex
- +/- 11,500 SF Office/Flex

## PROPERTY HIGHLIGHTS

<b>Building Size</b>	39,069 SF
<b>Site Size</b>	1.33 Acres
<b>Parking</b>	17 Spaces (Paved - 8th Avenue)
<b>Zoning</b>	<a href="#">Commercial</a>
<b>Tax Incentives</b>	<a href="#">Colorado Enterprise Zone</a>

## BUILDING HIGHLIGHTS

<b>Divisible</b>	3,200 - 39,069 SF	<b>Sprinklers</b>	Fully sprinklered
<b>Loading</b>	(3) 10' x 10' OHD (2) 8' x 8' OHD (1) 12' x 10' OHD (2) Dock-High Doors	<b>Storage</b>	Outdoor and Mezzanine
<b>Clear Height</b>	10' - 30' (19' - 30' in 17,000 SF of warehouse)	<b>Water &amp; Sewer</b>	City of Greeley (2) 2' taps (1) 3/4" taps
<b>Power</b>	3-Phase, 480v, 1,000 amp	<b>Electric</b>	Xcel
<b>Drainage</b>	Floor drains throughout warehouse areas	<b>Internet/Phone</b>	Comcast

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## PROPERTY PHOTOS

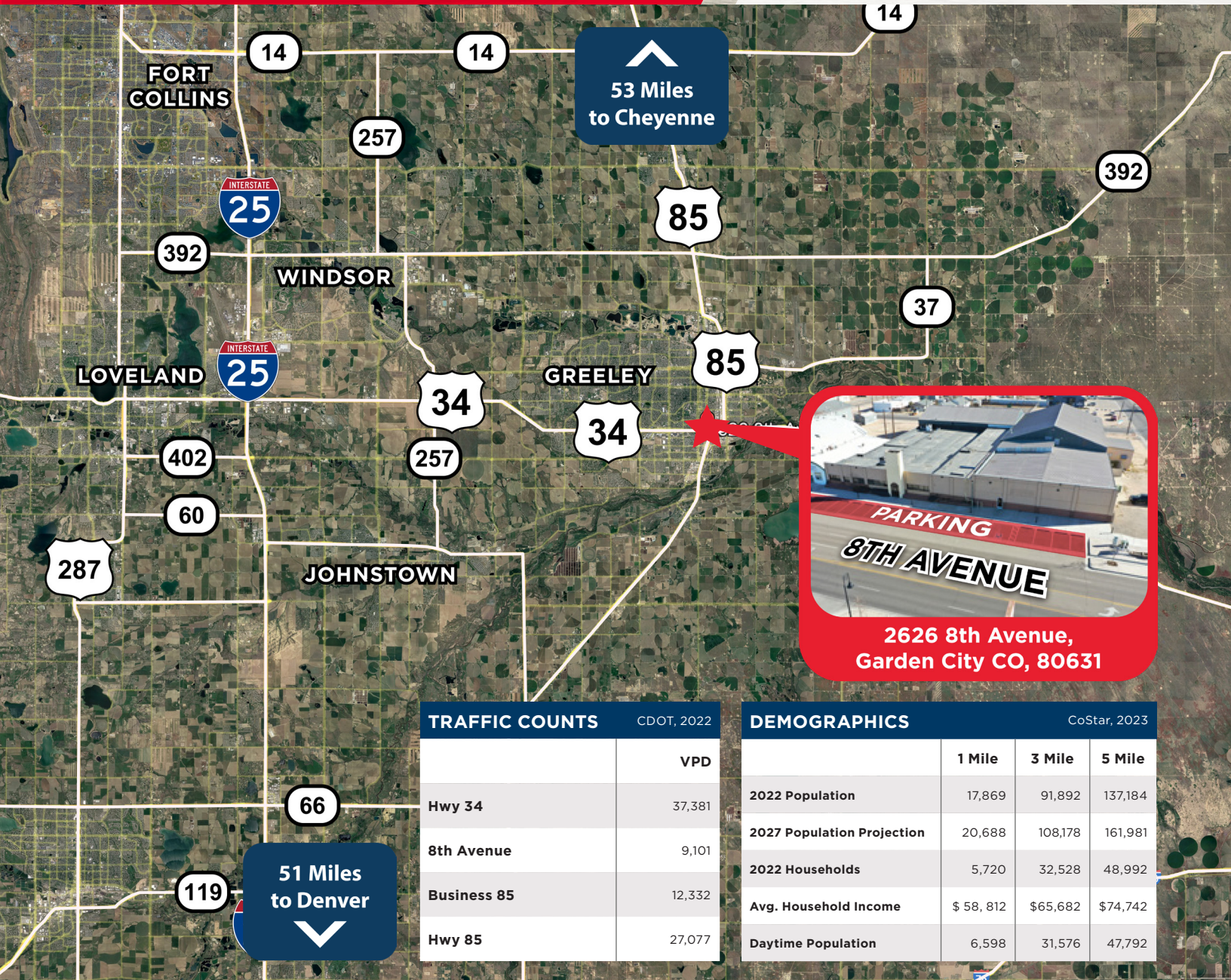


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TRAFFIC COUNTS		CDOT, 2022
		VPD
Hwy 34		37,381
8th Avenue		9,101
Business 85		12,332
Hwy 85		27,077

DEMOGRAPHICS		CoStar, 2023		
	1 Mile	3 Mile	5 Mile	
2022 Population	17,869	91,892	137,184	
2027 Population Projection	20,688	108,178	161,981	
2022 Households	5,720	32,528	48,992	
Avg. Household Income	\$ 58, 812	\$65,682	\$74,742	
Daytime Population	6,598	31,576	47,792	

**CONTACT:**

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