

FOR SALE OR LEASE

INDUSTRIAL/FLEX BUILDING

2626 8th 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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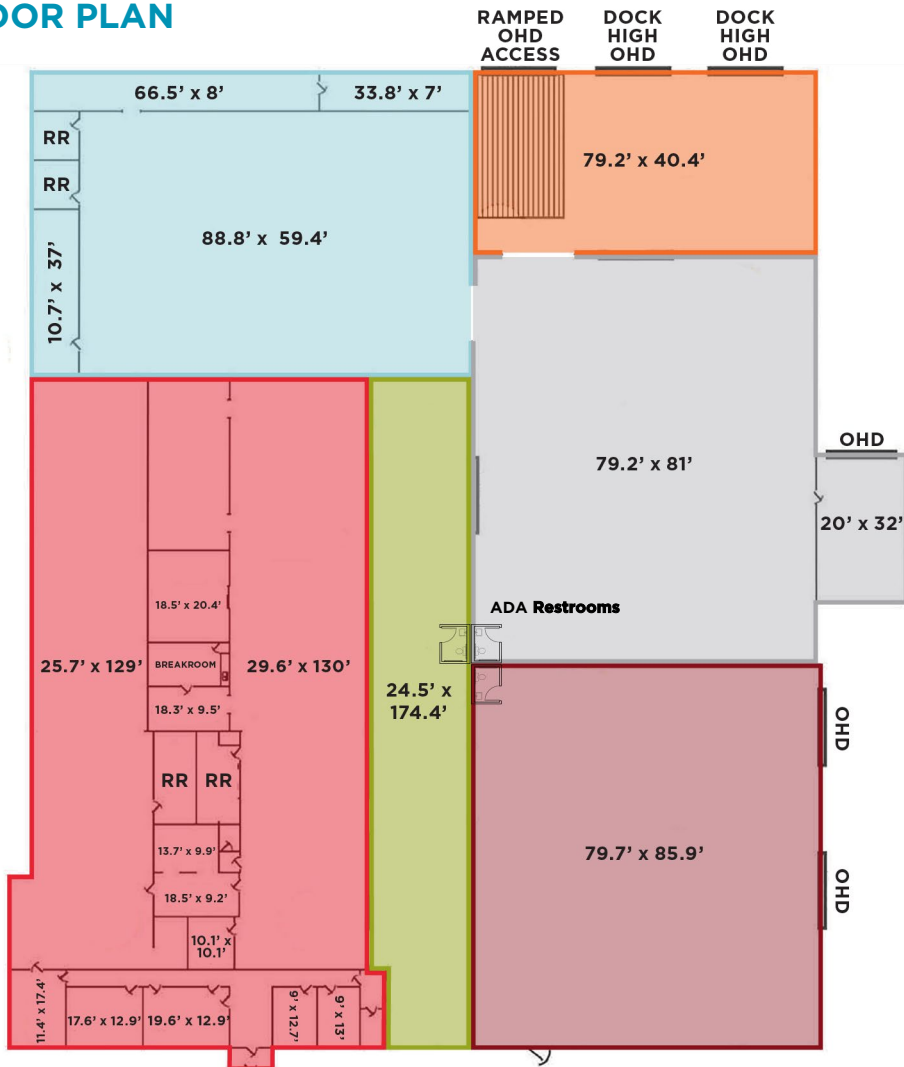
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FLOOR PLAN



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

Building Size	39,069 SF
Site Size	1.33 Acres
Parking	17 spaces paved on 8th Ave. <ul style="list-style-type: none"> • Recently paved on 27th Ave. - approx. 14 spaces + additional paved area • Gravel parking on 27th & 7th Ave.
Zoning	Commercial
Tax Incentives	Colorado Enterprise Zone

BUILDING HIGHLIGHTS

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

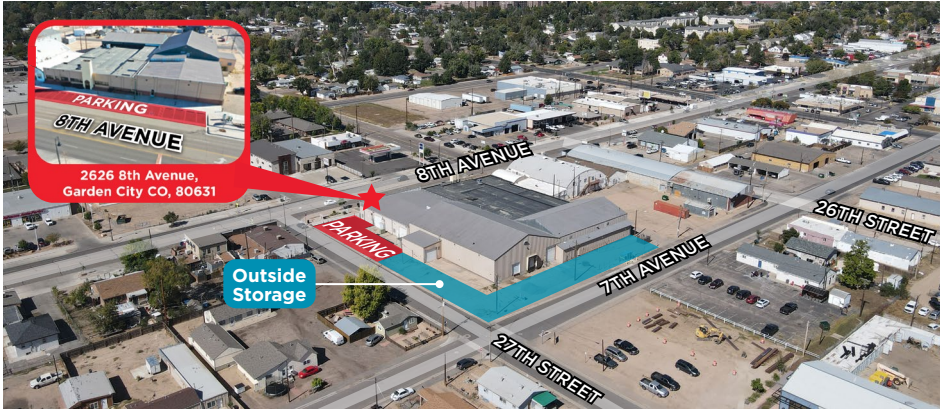
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PROPERTY PHOTOS



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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
2023 Population	16,852	87,300	130,177
2028 Proj. Population	17,545	91,800	137,226
2023 Households (HH)	5,378	31,009	46,969
Avg. Household Income	\$59,253	\$66,517	\$74,949
Daytime Population	6,761	32,104	49,384

CONTACT

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