INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

112 EAST 30TH STREET

GREELEY, CO 80631

CUSHMAN & WAKEFIELD | U realty putting U first.

112 EAST 30TH STREET
GREELEY, CO 80631

SALE PRICE: $2,688,750 ($225/SF)
LEASE RATE: $16.50/SF NNN | NNN (Est.): $4.93/SF

Property Features

This property is located right off the intersection of Highway 34 and Highway 85, providing easy access in all directions throughout Northern Colorado. It features hard-to-find outdoor storage along with a very functional shop that has large overhead doors, drains, and good power. The whole property is fully fenced and it included 900 square feet of office space with signage on 1st Avenue. Please call the listing brokers for additional information or showings.

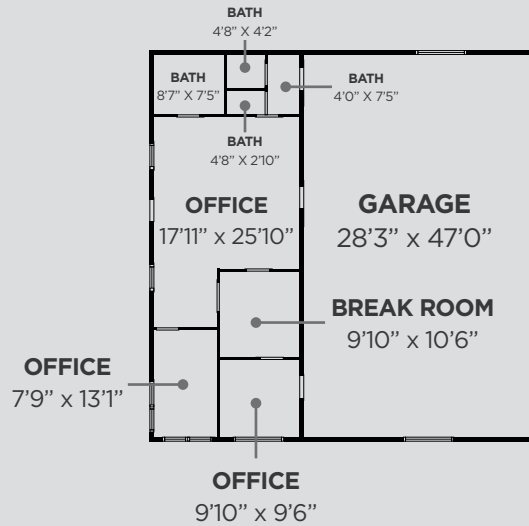|	
Total Building Size:	11,950 SF
Office Size:	912 SF
Lot Size:	1.3 Acres
Year Built:	1995 and 2015
Parking:	30 Spaces

Property Highlights

- Fully fenced outdoor storage with concrete surface
- (4) 14' Overhead Doors
- (1) 12' Overhead Door
- 2 Trench drain bays
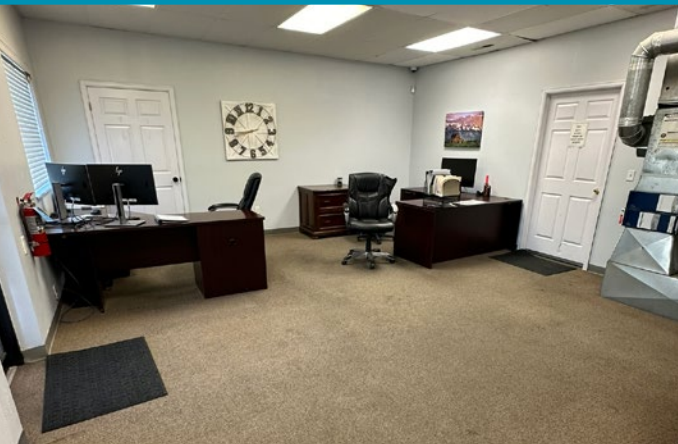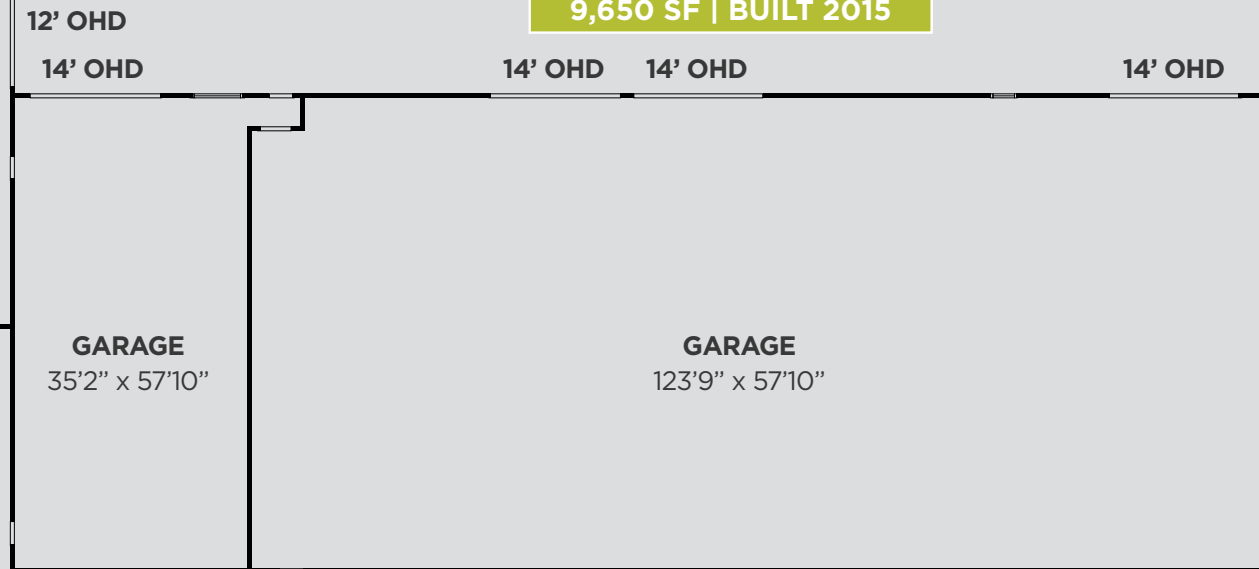- 14' – 19' Clear height
- Radiant heat
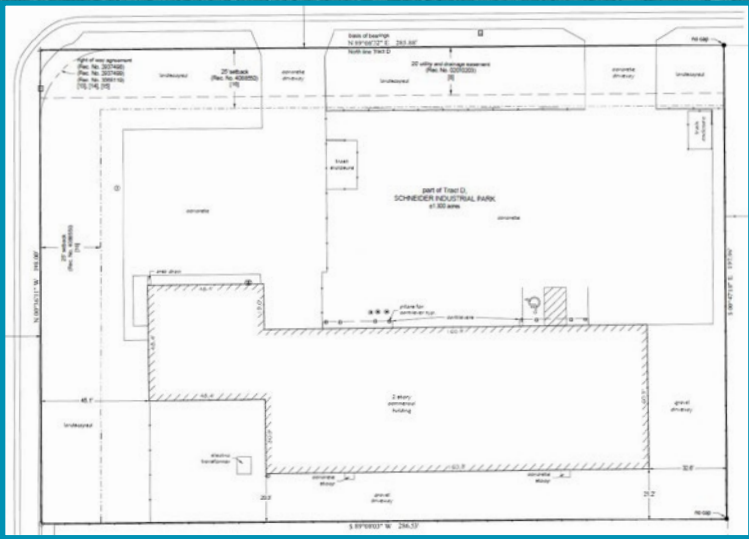
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FLOOR PLAN

BUILDING 2
2,300 SF | BUILT 1995

BUILDING 1
9,650 SF | BUILT 2015

BATH
4'8" X 4'2"

BATH
8'7" X 7'5"

BATH
4'0" X 7'5"

BATH
4'8" X 2'10"

OFFICE
17'11" x 25'10"

GARAGE
28'3" x 47'0"

12' OHD

14' OHD

14' OHD   14' OHD

14' OHD

BREAK ROOM
9'10" x 10'6"

OFFICE
7'9" x 13'1"

OFFICE
9'10" x 9'6"

GARAGE
35'2" x 57'10"

GARAGE
123'9" x 57'10"

N

To I-25

34

VIEW LARGER SITE PLAN

E. 22nd St.

E. 26th St.

E. 31st St.

85

E. 37th St.

1st Ave.

★ SUBJECT PROPERTY

W. 30th St.

1st Ave.

N