

INDUSTRIAL SPACE FOR LEASE

# 201-205 6TH AVENUE

GREELEY, CO 80631



CUSHMAN &  
WAKEFIELD

Urealty  
putting u first.

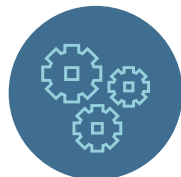
**LEASE RATE: \$12.00/SF NNN | NNN: \$5.25/SF**

201-205 6th Avenue is located near downtown Greeley and provides easy access to Highway 85. Currently, there is 15,348 square feet of industrial space available for lease and it includes approximately 16,000 square feet of outdoor storage. The space will feature new paint, new overhead doors, new man doors, and a security fence. Zoned Industrial Medium Intensity, this property would allow for uses such as automotive repair and warehouse/storage. Please contact the listing brokers for additional information.



Availability

**±15,348 SF**



Outdoor Storage

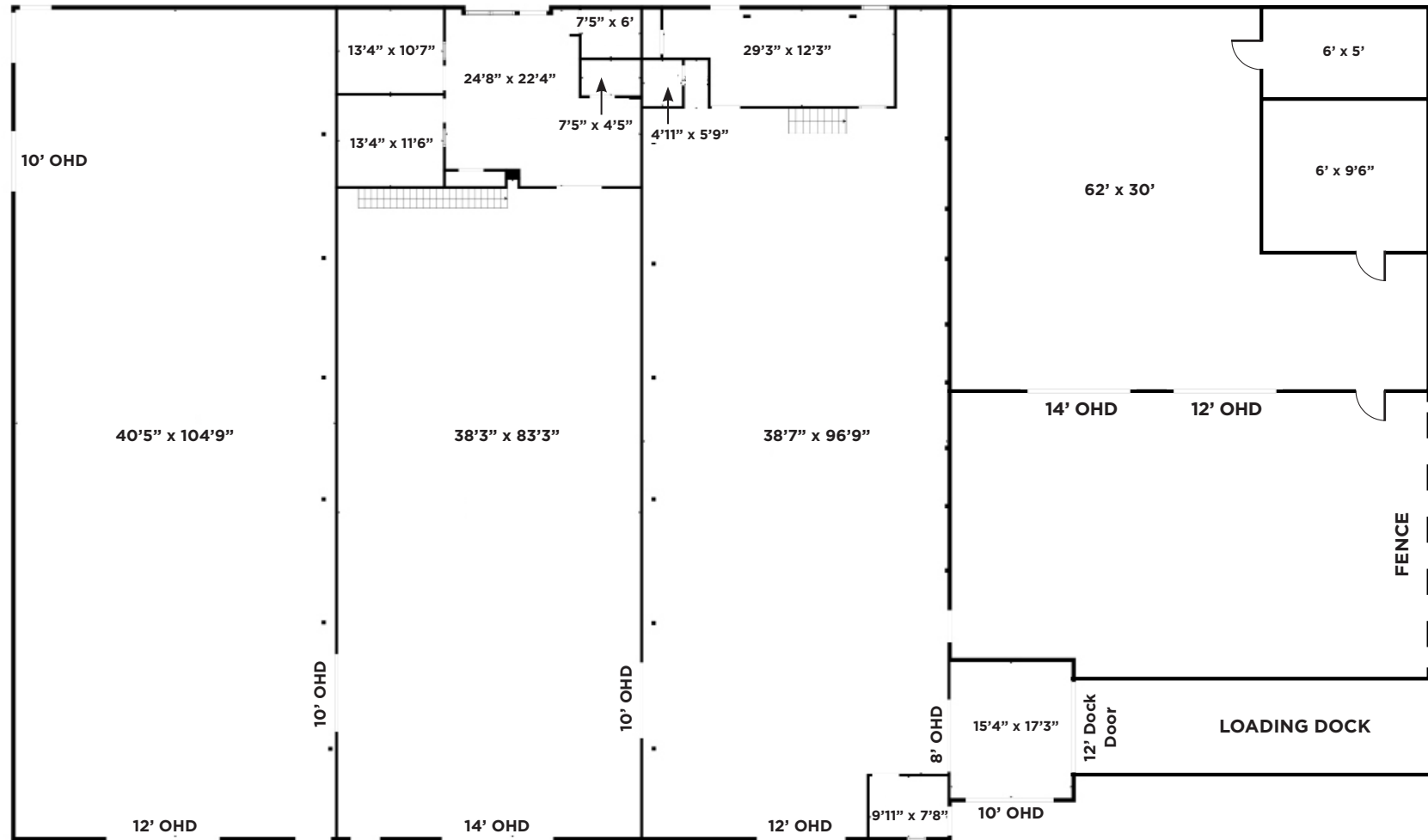
**±16,000 SF  
YARD SPACE**



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**(6) DRIVE-IN OHD'S  
(1) DOCK OHD**

# FLOOR PLAN



NEW PAINT & CARPET IN PROGRESS



# CITY OF GREELEY

## AREA HIGHLIGHTS

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing county in the U.S. Source: greeleygov.com

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado's high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women's soccer championship, and a women's basketball championships

## AREA ACCOLADES

- #5 on Top Boomtowns in America 2019 (SmartAsset)
- 5th in job and economy growth and 23rd in the nation WalletHub's '25 fastest-growing cities in the U.S
- Finalist two years in a row for the National Recreation and Parks Association (NRPA) Gold Medal Class III Award for populations 75,001-150,000, which recognizes excellence in the field of parks and recreation nationwide
- Greeley has been ranked #8 on the 2019 Best Small Real-Estate Market study(WalletHub)
- Weld County has been named the 6th Fastest Growing County in the Country (24/7 Wall Street)



Total Population (2023)

**112,242**



Total Households

**39,346**



Median Household Income

**\$65,476**



Median Age

**32.7**



Total Square Miles

**49.1**

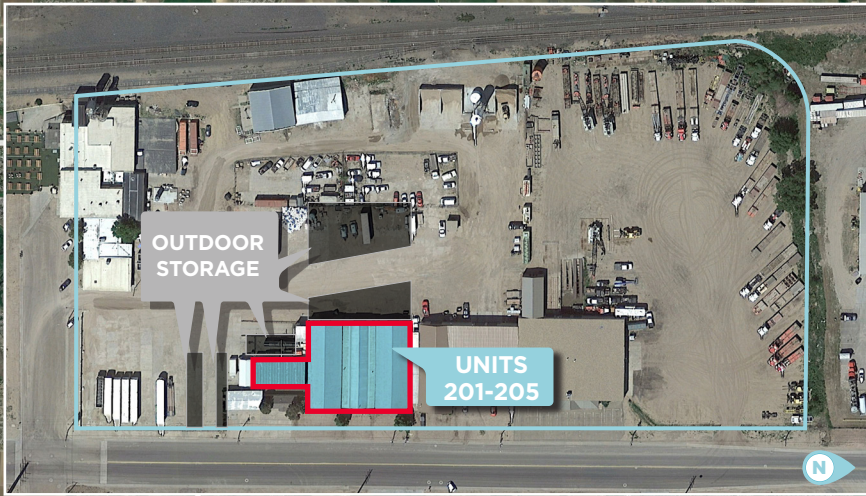


Total Employees

**47,115**

Source: ESRI, 2023





## CONTACT

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