



6,000 SF INDUSTRIAL SPACE WITH OUTSIDE STORAGE FOR LEASE

BASE RENT: \$12.00/SF NNN | NNN EXPENSES (EST.): \$4.15/SF

Industrial showroom/warehouse available for lease less than a quarter miles west of Highway 85 in Greeley, Colorado. Zoned medium density industrial (I-M), this building is located in the heart of Northern Colorado with excellent access to Highway 85 and Highway 34.

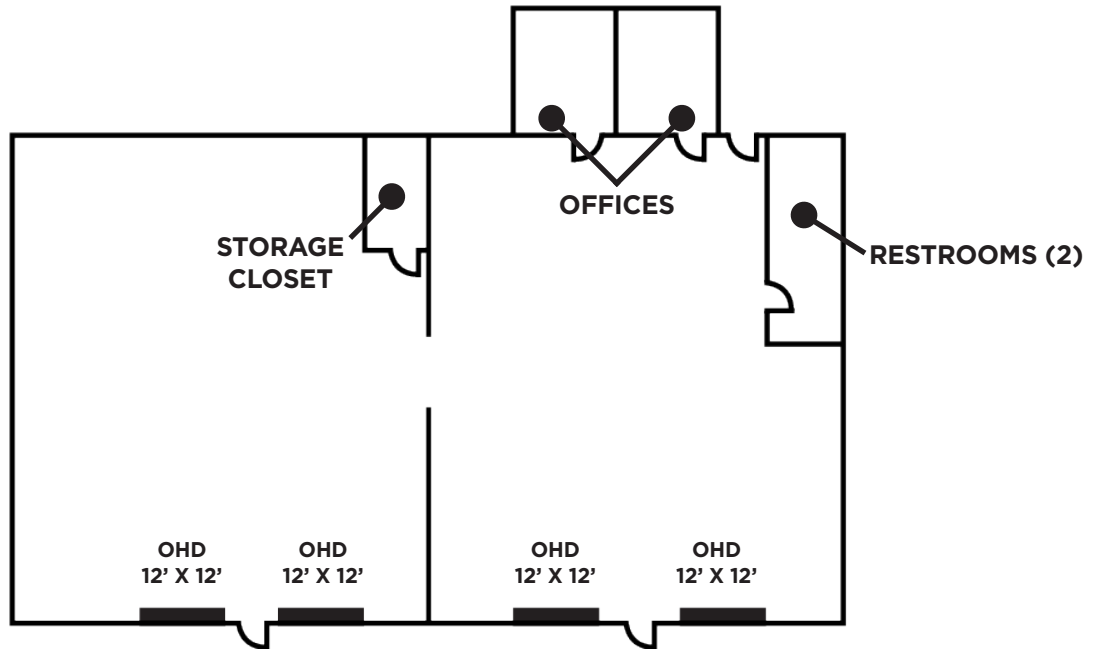
PROPERTY HIGHLIGHTS

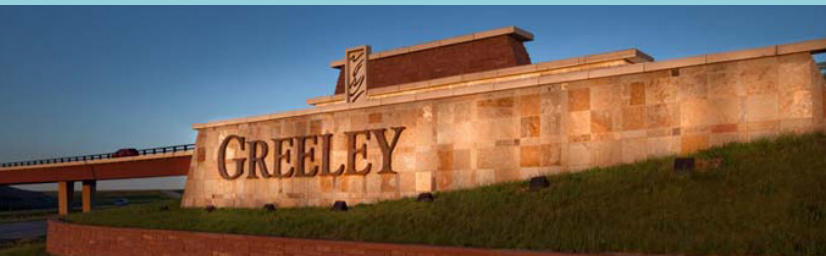
- 1-acre secure, fenced yard
- Recently renovated in 2021
- Includes two offices, storage space, and two restrooms
- Easy access to Highway 34 and Highway 85

PROPERTY FEATURES

Available Size	6,000 SF
Available Yard	1 Acre
Loading	(3) 12'w x 12'h Grade OHDs (1) 12' w x 12'h Step-up Dock
Power	3-phase / 1,000 Amps
Clear Height	11' - 13'
NNN (Est.)	\$4.15/SF
Zoning	I-M Greeley
Year Built/Reno	1961/2021

FLOOR PLAN





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

GREELEY/WELD COUNTY 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)



GREELEY/WELD COUNTY DEMOGRAPHIC HIGHLIGHTS

- As of 2022 the region's population increased by 13.7% since 2017, growing by 41,972. Population is expected to increase by 11.4% between 2022 and 2027, adding 39,870.
- From 2017 to 2022, jobs increased by 5.1% in Greeley, CO from 120,868 to 127,019. This change outpaced the national growth rate of 3.4% by 1.7%. As the number of jobs increased, the labor force participation rate decreased from 65.1% to 63.5% between 2017 and 2022.
- Concerning educational attainment, 19.1% of Greeley, CO residents possess a Bachelor's Degree (1.7% below the national average), and 9.5% hold an Associate's Degree (0.7% above the national average).
- The top three industries in 2022 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

Source: EMSI, 2023



2022 TOTAL POPULATION

348,543



TOTAL REGIONAL EMPLOYMENT

127,019



MEDIAN HOUSEHOLD INCOME

\$80,843

Source: ESRI, 2023

2349 4TH AVENUE

GREELEY, COLORADO 80634

Drive Time Info

Destination	Miles	Drive Time
Highway 85	0.4 mile	2 minutes
Business Hwy 85	0.4 mile	2 minutes
Highway 34	0.9 mile	4 minutes
I-25	18 miles	25 minutes



For more information, please contact:

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