

AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$525,000 | LEASE RATE: \$11.00/SF | NNN: \$4.53/SF



INDUSTRIAL OFFICE/WAREHOUSE

105 TURNER AVENUE, BERTHOUD, CO 80513

2,920 SF



PROPERTY HIGHLIGHTS

Located just two blocks from downtown Berthoud, this versatile 2,920 SF warehouse/office space offers an ideal blend of functionality and convenience. The property features a fenced yard perfect for secure storage or outdoor operations, and includes five dedicated parking spots. Inside, the space is well-appointed with a retail/reception area, one private office, two bathrooms, and a security system for added peace of mind. Whether you're looking to expand your business or establish a new headquarters, this property offers excellent accessibility and proximity to Berthoud's vibrant downtown amenities.

Sale Price:	\$525,000	Parking:	5 on-site spots
Lease Rate:	\$11.00/SF NNN	Zoning:	Light Industrial
NNN Est. Expenses:	\$4.53/SF	Heating:	Furnace
Building SF:	2,920 SF	Floor Drains:	In Warehouse
Property Size:	0.27 AC	Power:	3-phase electric power, 220 volts
Shop Ceiling Clear Height:	12'	Shop Door:	12'W x 10'H





FLOOR PLAN
2,920 TOTAL RSF

PROPERTY PHOTOS





CONTACT INFORMATION

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