

533 E COUNTY RD 8
BERTHOUD, CO 80513

Broker Incentive

Contact listing broker for details



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REAL ESTATE

Unit A

4,000 - 4,850 SF

Lease Rate

\$8.50 / SF NNN

NNN Rate

\$8.14 / SF

**2025 estimate
utilities included*

INDUSTRIAL WAREHOUSE NEAR DOWNTOWN BERTHOUD

- Mix of office space and open plan warehouse with 18' clear height
- Includes One 10' Drive-In Door
- Abundance of open parking
- Direct access to I-25

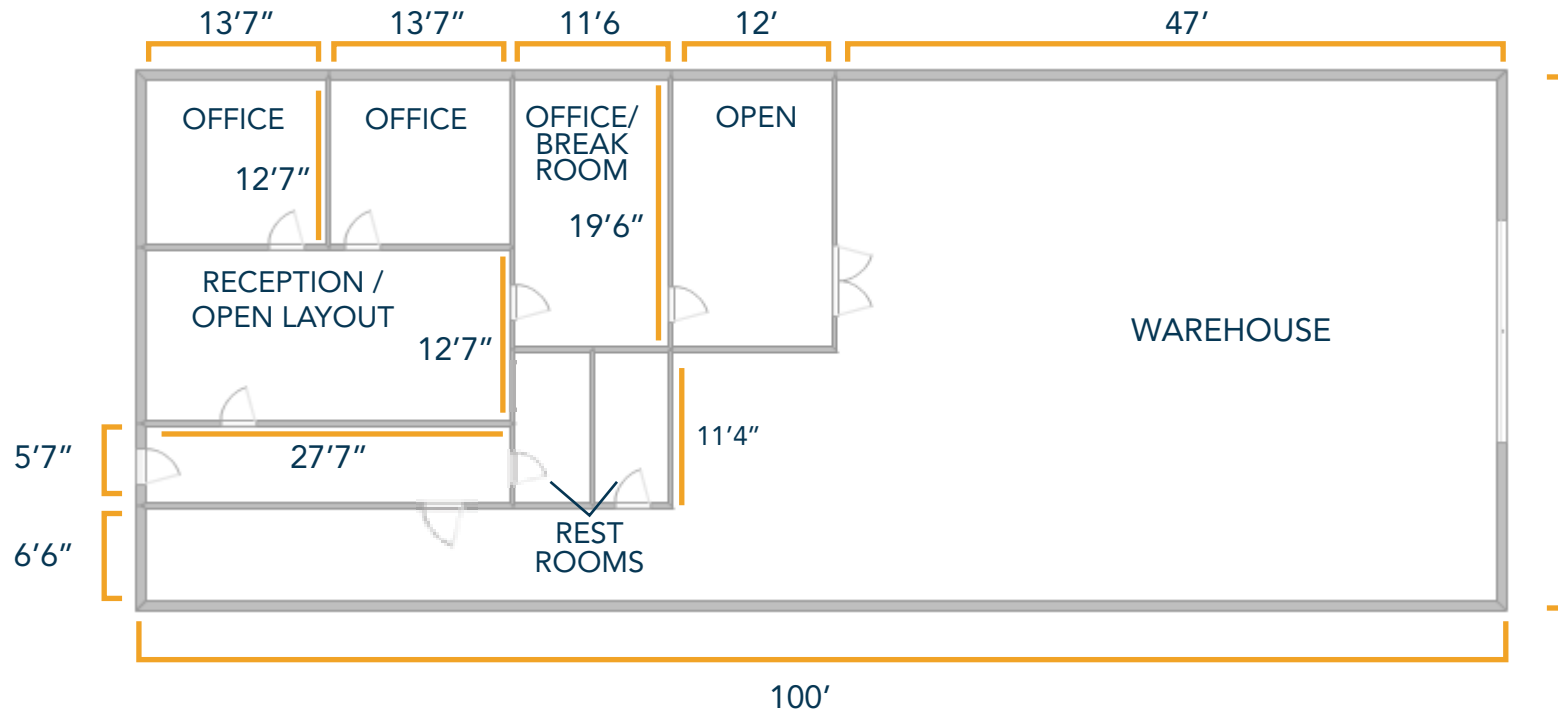




PROPERTY PHOTOS



FLOOR PLAN - OPTION 1 | 4,000 SF

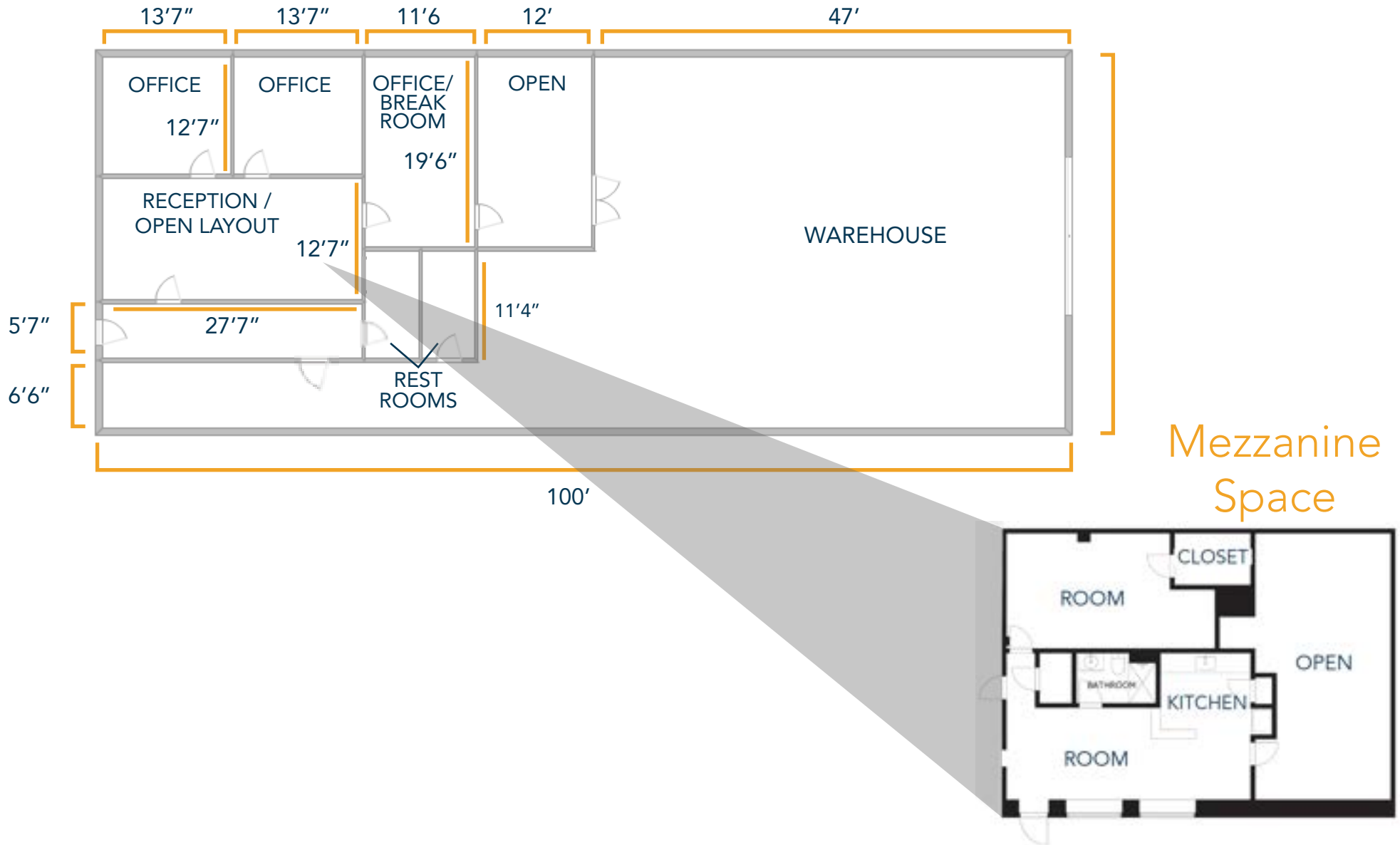


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Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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FLOOR PLAN - OPTION 2 | 4,850 SF



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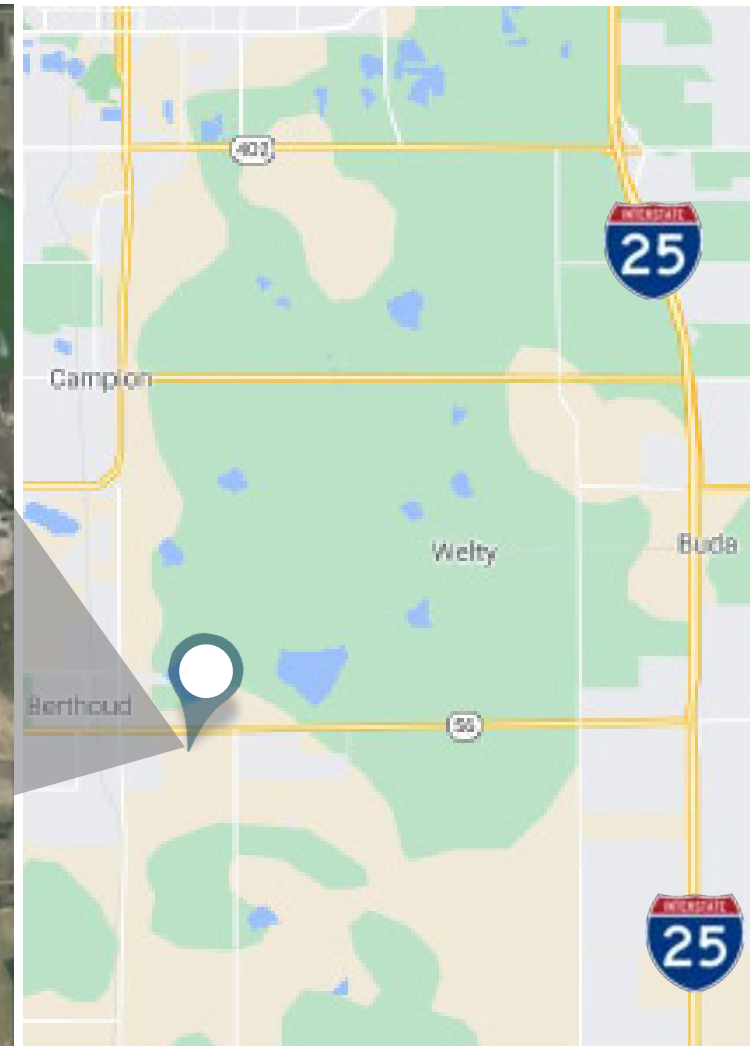
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PROPERTY AERIALS



REGIONAL MAPS



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