

533 E COUNTY RD 8
BERTHOUD, CO 80513

CUSTOMIZE YOUR FOOTPRINT
4,000–20,000 SF Available



Space Available

Unit A - 4,000 SF
Unit A2 - 850 SF (mezz. office)
Unit B - 4,000 SF
Unit B2 - 4,000 SF

Lease Rate

Contact Broker
For Pricing

NNN Rate

\$8.14/SF
**2025 estimate
utilities included*

INDUSTRIAL WAREHOUSE SPACES NEAR DOWNTOWN BERTHOUD

- Open floor plan warehouse with 18' clear height.
- Mix of office space and open plan warehouse.
- Unit A2 is mezzanine office space above Unit A and includes its own private bathroom.
- Unit B includes (1) drive-in door (16'x16').
- Unit B2 includes (1) drive-in door (14'x14').
- Abundance of open parking.



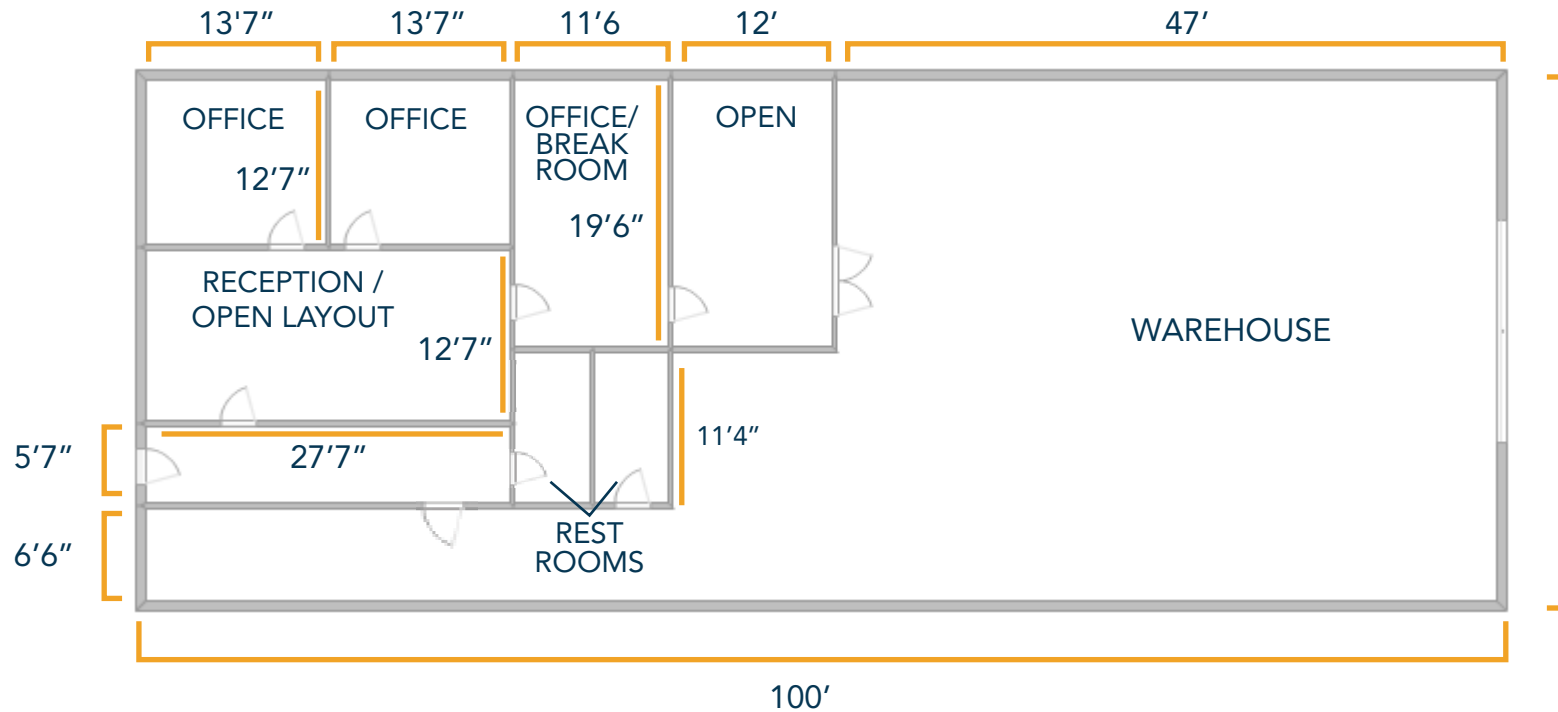
SITE OVERVIEW



PHOTOS - UNIT A

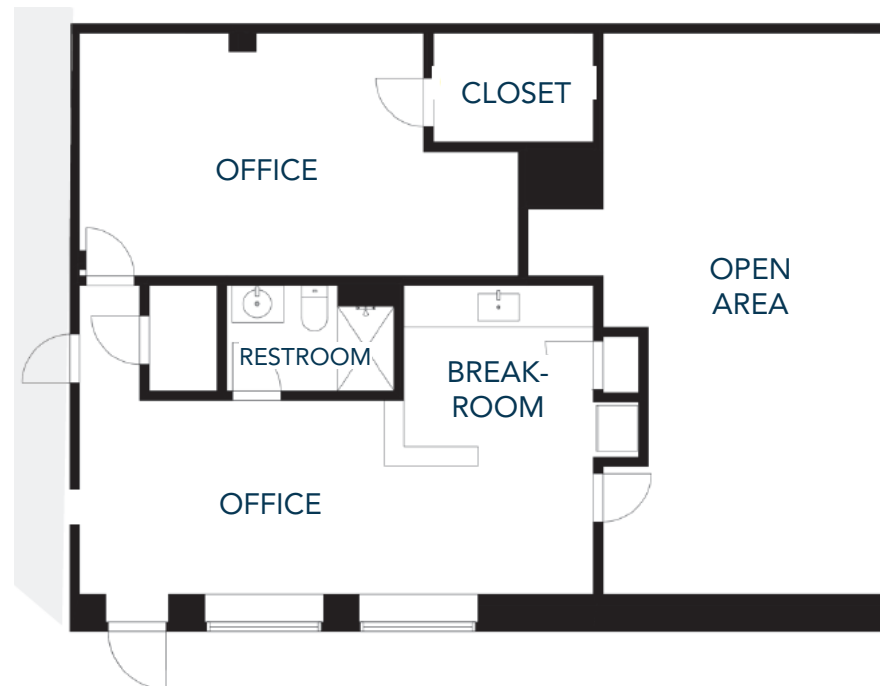


FLOORPLAN - UNIT A



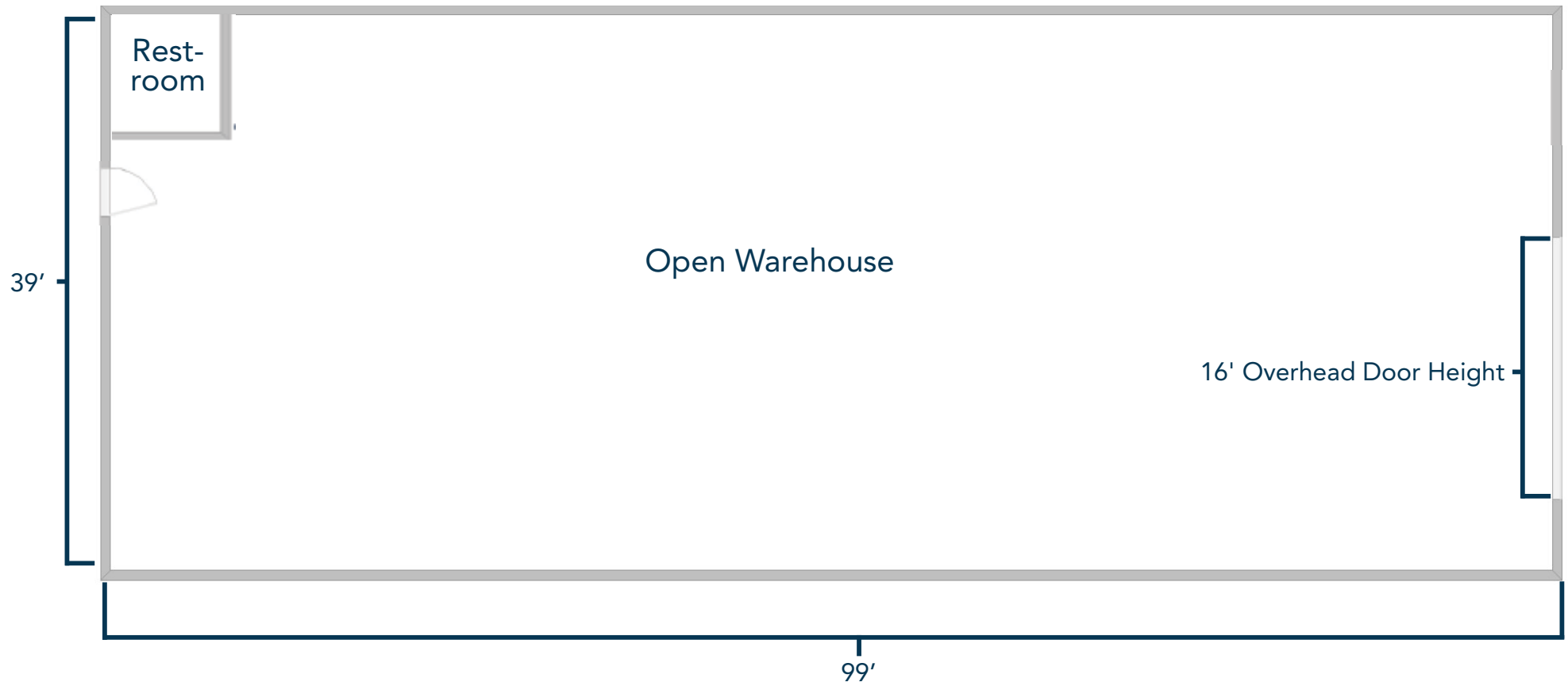
waypoint
REAL ESTATE

FLOORPLAN - UNIT A2, MEZZANINE OFFICE

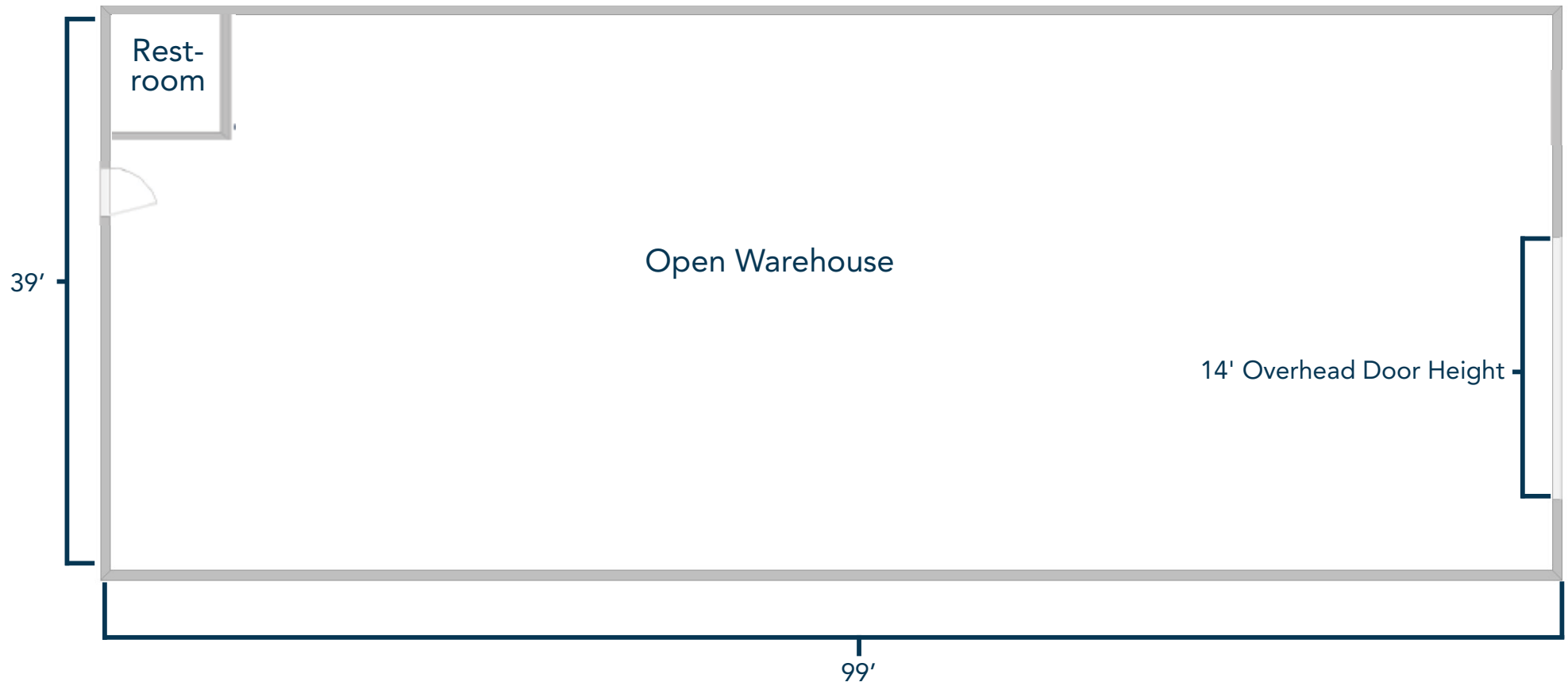


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REAL ESTATE

FLOORPLAN - UNIT B



FLOORPLAN - UNIT B2



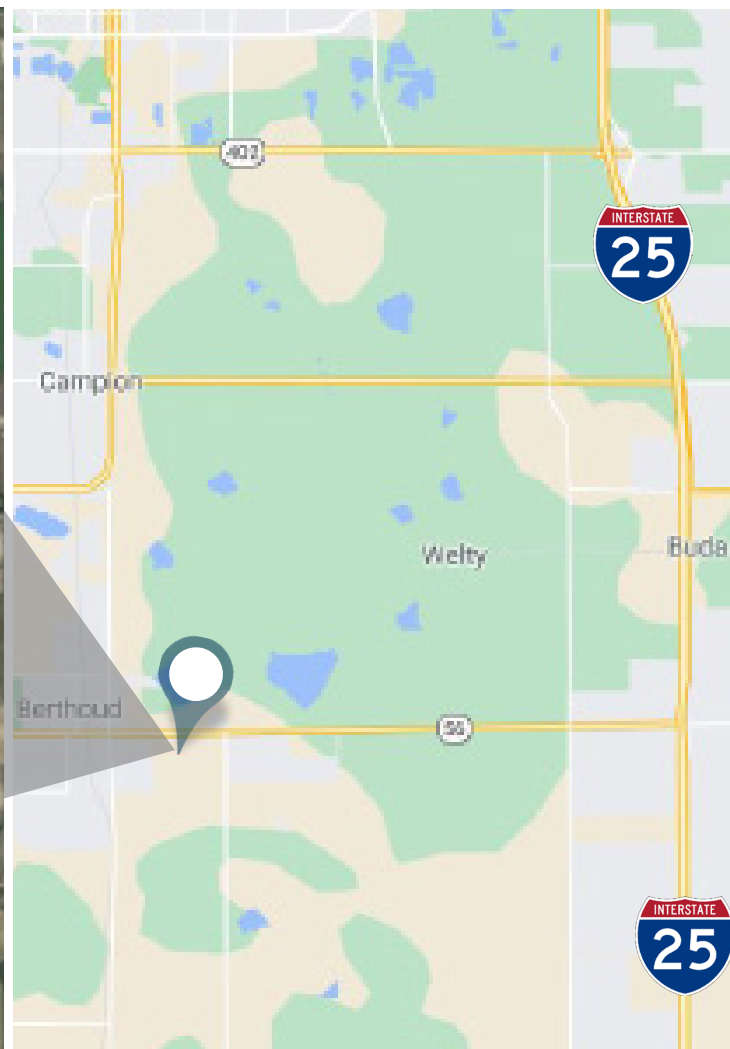
PROPERTY PHOTOS



PROPERTY AERIAL



REGIONAL MAPS



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.