

**1216 E. 18TH ST  
GREELEY, CO**

**MASSIVE 2.3 ACRE YARD  
INDUSTRIAL ZONED**

(3) Overhead Drive-In Doors  
(2) 12'x12' and (1) 12'x10'

**14' CLEAR HEIGHT**



Space Available

**4,440 SF**

Monthly **\$11,737** Estimate

Base Rent: \$25 / SF

NNN Rent: **\$6.72 / SF**

2025 Estimate

*LARGE WAREHOUSE WITH MASSIVE YARD SPACE FOR LEASE IN GREELEY*

- Property features an office entry, warehouse space with 14' clear height and (3) drive-in overhead doors, (2) measuring 12'x12' and (1) at 12'x10' and a **2.3 ACRE YARD**.
- Conveniently located in Greeley with easy access to Highways US-85 and US-34
- Zoned Industrial in Unincorporated Weld County
- Ample parking





# SITE LAYOUT





# AERIAL & EXTERIOR PHOTOS





# FLOORPLAN & INTERIOR PHOTOS

12'x10'  
OH DOOR

## WAREHOUSE

4,440 SF with 14' clear height

Storage  
Closet

Bath

Bath

12'x12'  
OH DOOR

12'x12'  
OH DOOR

Office

Office

Office

FRONT ENTRANCE





# AREA MAP



**CONTACT:** Brian Smerud • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)