510 REMUDA RD
BERTHOUD, CO 80513

CUSTOMIZE YOUR FOOTPRINT

4,000–8,000 SF Available

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Space Available	Lease Rate	NNN Rate
Unit A - 4,000 SF Unit A2 - 850 SF (mezz. office) Unit D - 4,000 SF	$11.50 SF	$2.86/SF **2026 estimate*

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 D** includes (2) drive-in doors (16'x14').
- Abundance of open parking.
- Immediate access to I-25

SITE OVERVIEW

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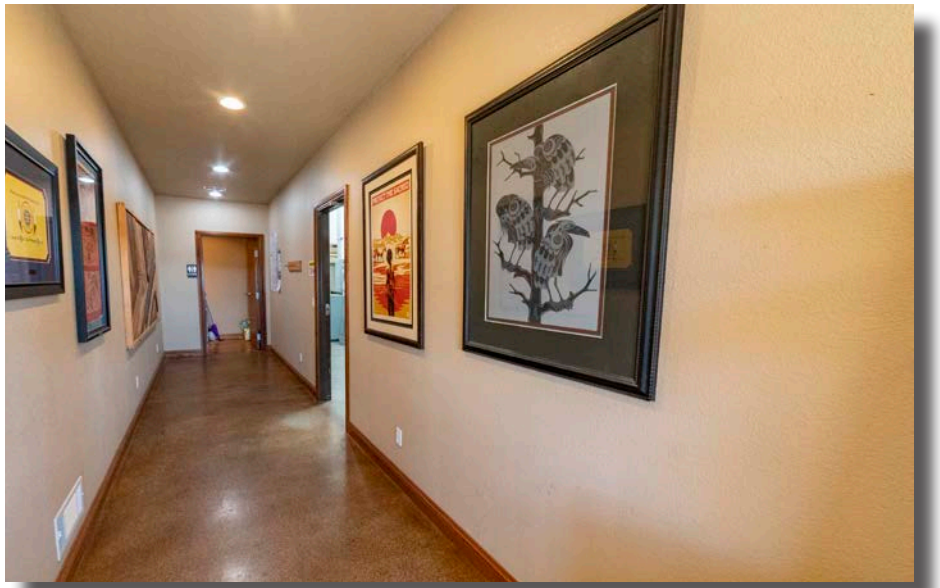
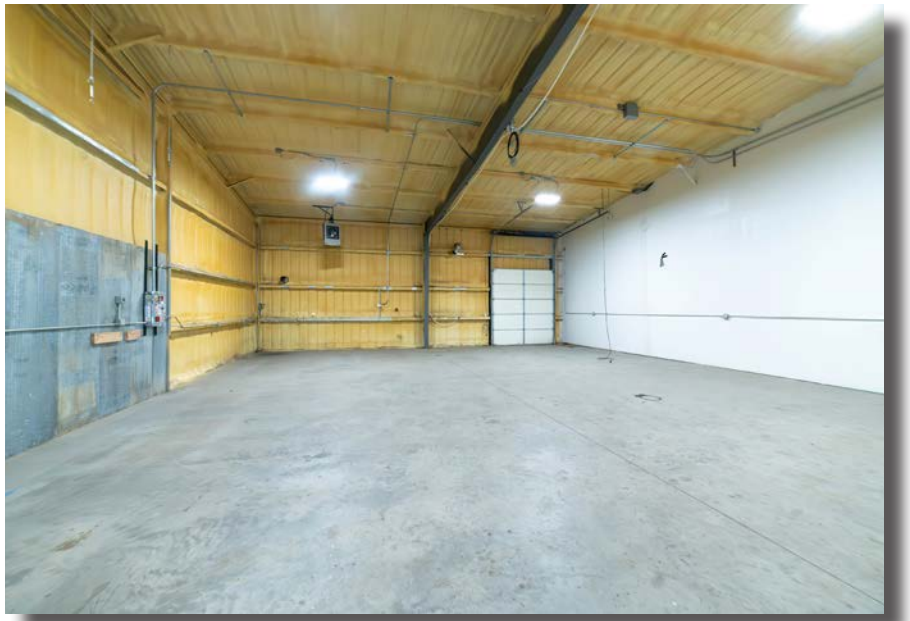
PHOTOS - UNIT A





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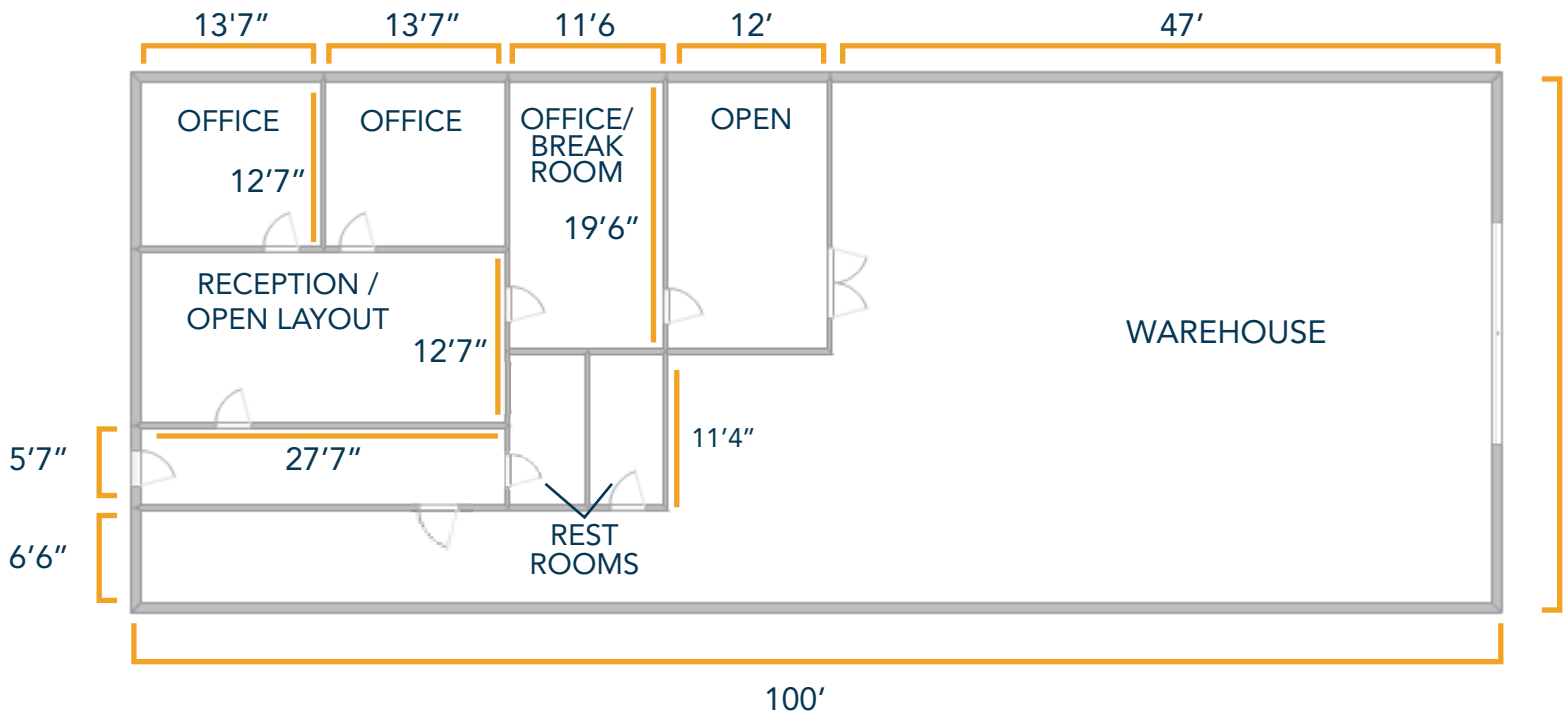
FLOORPLAN - UNIT A



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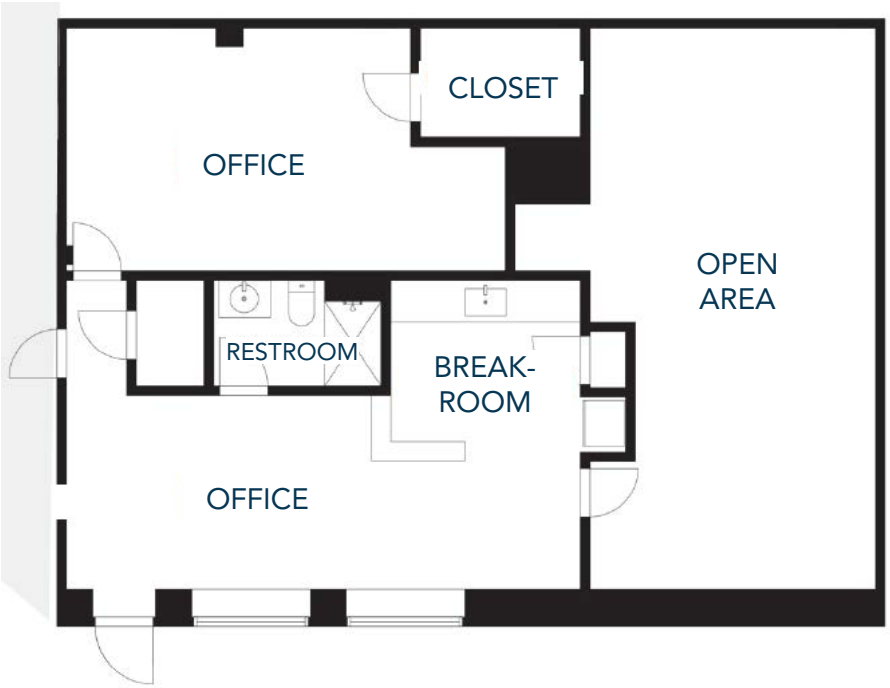
FLOORPLAN - UNIT A2, MEZZANINE OFFICE



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FLOORPLAN - UNIT D

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PROPERTY PHOTOS

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PROPERTY AERIAL

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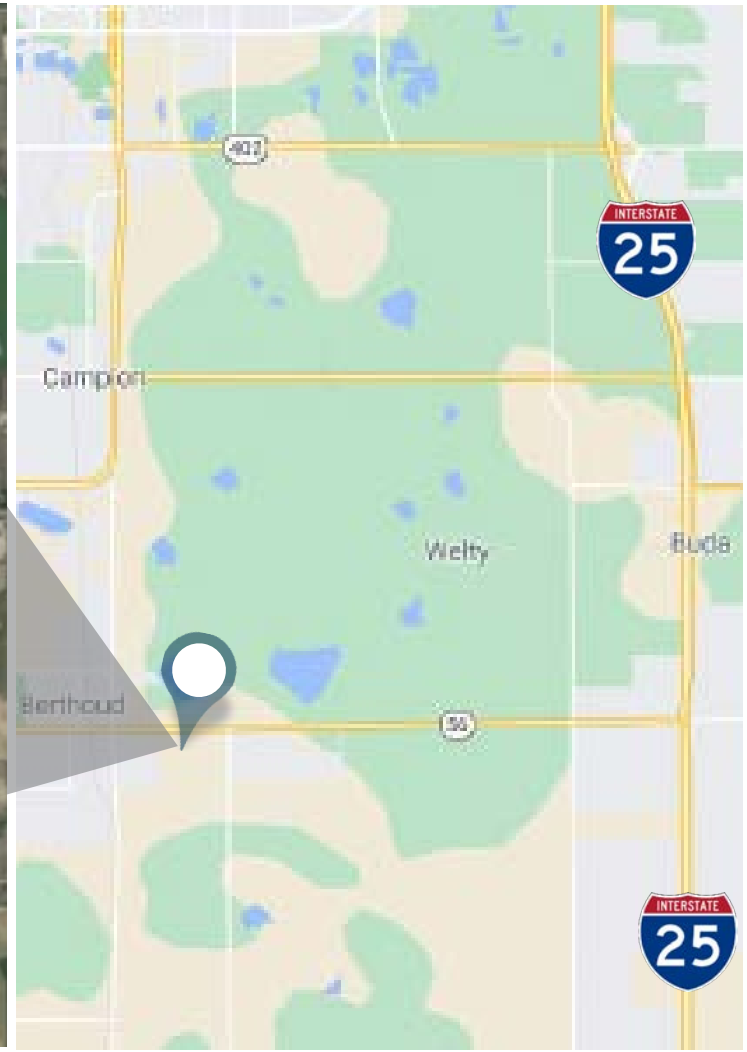
REGIONAL MAPS



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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.