

510 Remuda Rd

Berthoud, CO 80513

Industrial warehouse spaces near downtown Berthoud, with immediate access to I-25.

SPACE AVAILABLE

Unit A

Unit A2

Unit B

Unit D

SIZE

4,000 SF

850 SF (mezz. office)

4,000 SF

4,000 SF

LEASE RATE

\$9.50

\$9.50

\$11.50

\$11.50

NNN RATE

\$2.86/SF

*2026 estimate

PROPERTY OVERVIEW

510 Remuda Rd

Berthoud, CO 80513



THE SPACE

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

SPACE AVAILABLE

Unit A	4,000 SF
Unit A2	850 SF mezz. office
Unit B	4,000 SF
Unit D	4,000 SF



Unit A

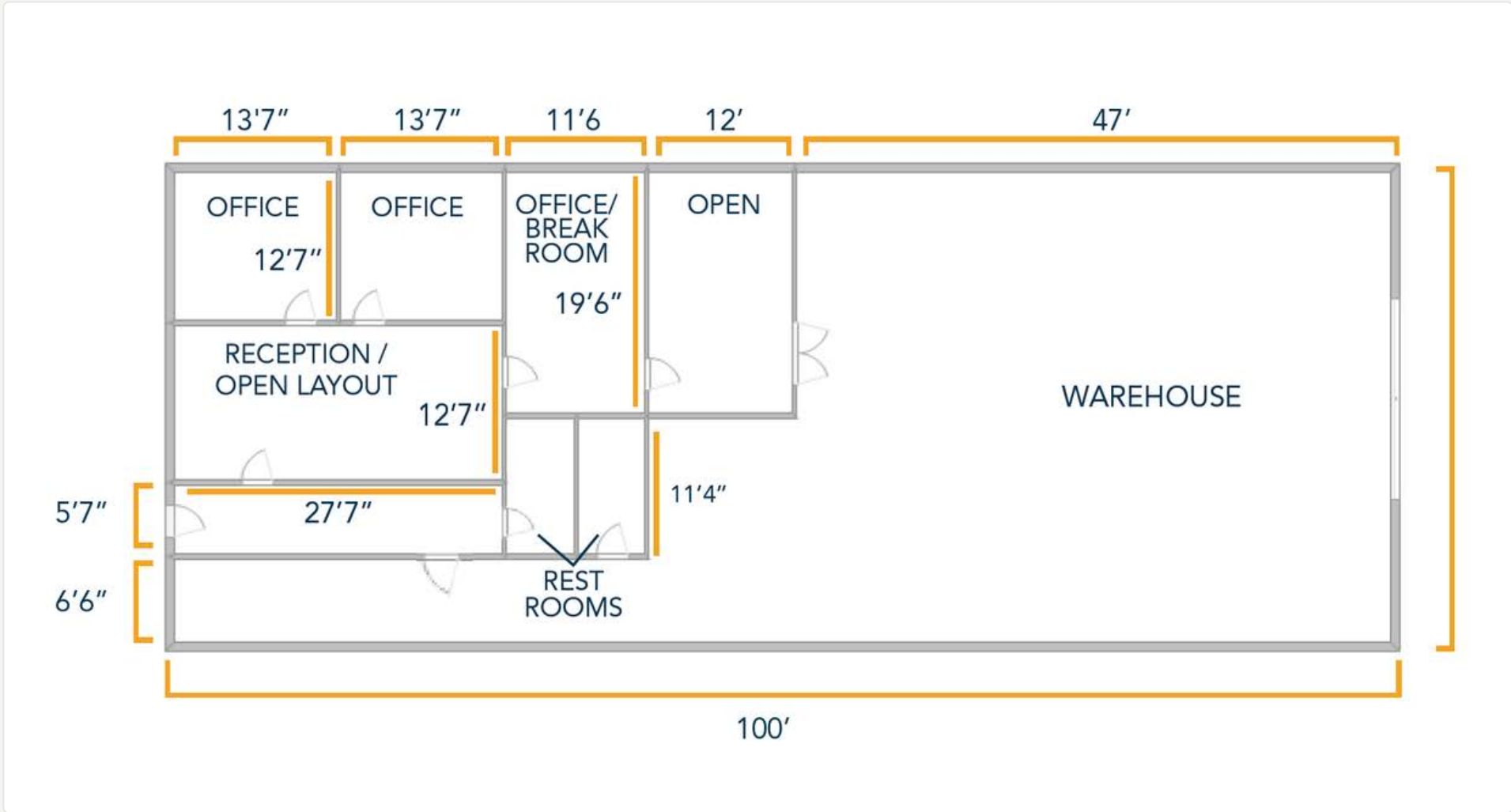


Unit B



FLOOR PLAN — UNIT A

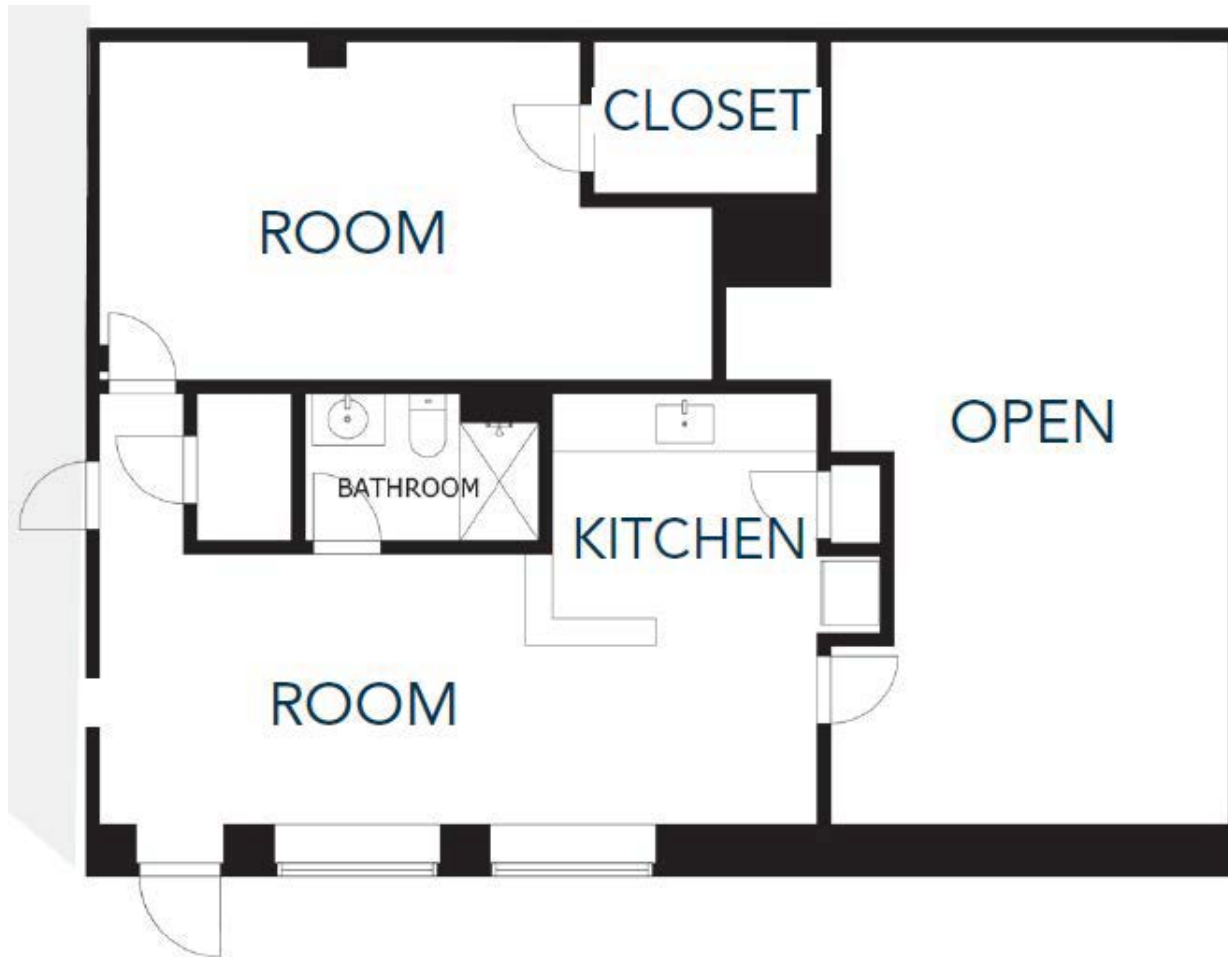
4,000 SF



SIZE	CLEAR HEIGHT	BUILD-OUT	MEZZANINE
4,000 SF · 100' × 40'	18'	Reception, two offices, office/break room, restrooms	Unit A2 sits above — 850 SF, leasable together

FLOOR PLAN — UNIT A2, MEZZANINE OFFICE

850 SF



SIZE

850 SF mezzanine office

BUILD-OUT

Two offices, break room, open area, closet

RESTROOM

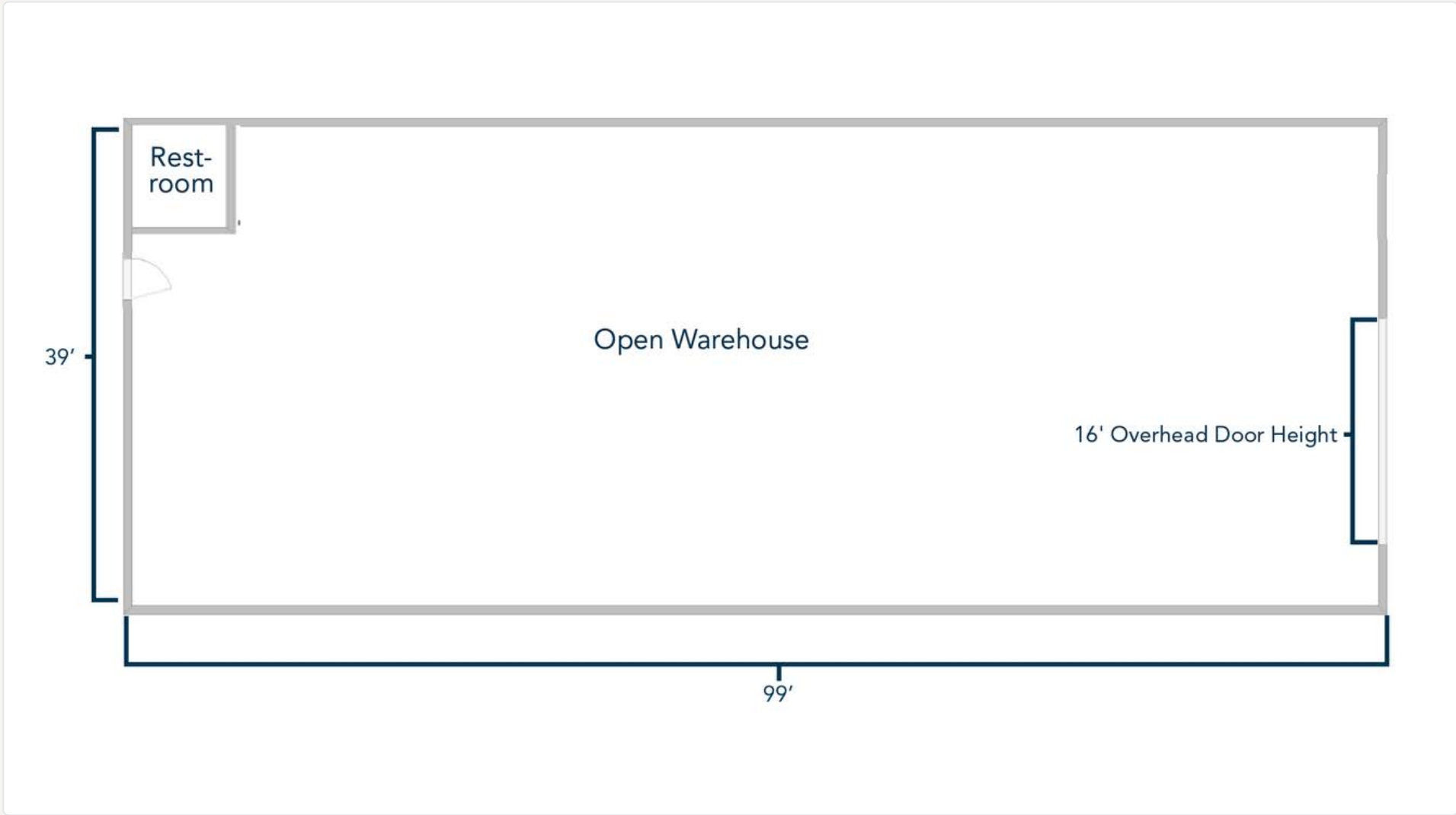
Private, within the suite

LOCATION

Directly above Unit A

FLOOR PLAN — UNIT B

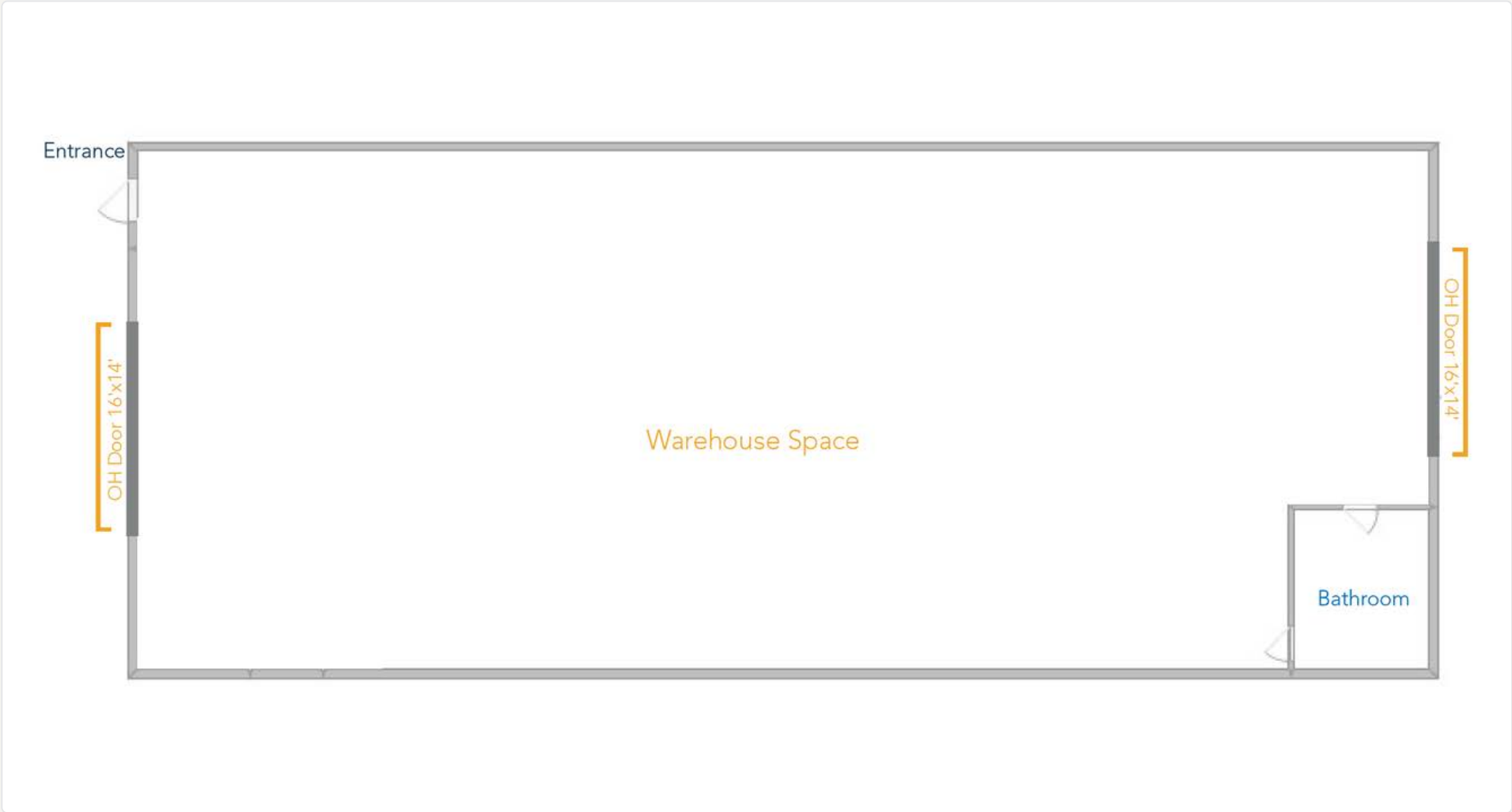
4,000 SF



SIZE	CLEAR HEIGHT	DRIVE-IN DOOR	BUILD-OUT
4,000 SF · 99' × 39'	18'	(1) 16' × 16'	Open warehouse with restroom

FLOOR PLAN — UNIT D

4,000 SF



SIZE	CLEAR HEIGHT	DRIVE-IN DOORS	BUILD-OUT
4,000 SF	18'	(2) 16' × 14'	Warehouse with office, bathroom, closet

PROPERTY PHOTOS

510 Remuda Rd

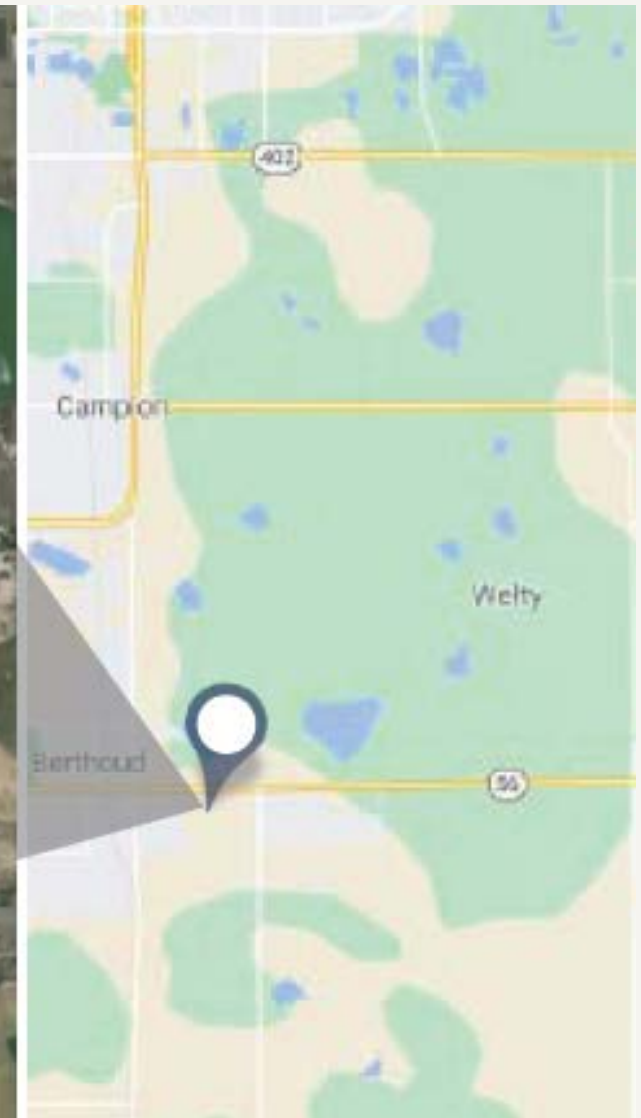
Berthoud, CO 80513



AREA MAP

510 Remuda Rd

Berthoud, CO 80513



[Google Maps Link](#) →

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