

FOR SALE · FOR LEASE

# 1708–1712 1st Ave

Greeley, CO 80631

*Freestanding industrial warehouse with a finished office build-out — available for sale or lease.*

| 15,612 SF | For Sale — $3,250,000 | Lease Rate $16.00 / SF | 1.686 AC |
|---|---|---|---|
| AVAILABLE | SALE PRICE | LEASE RATE | LAND |

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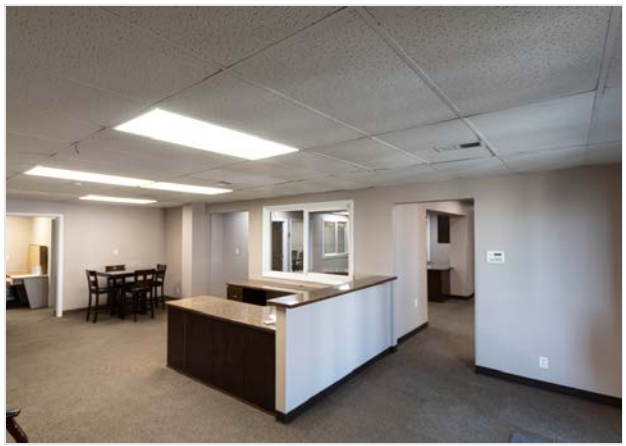
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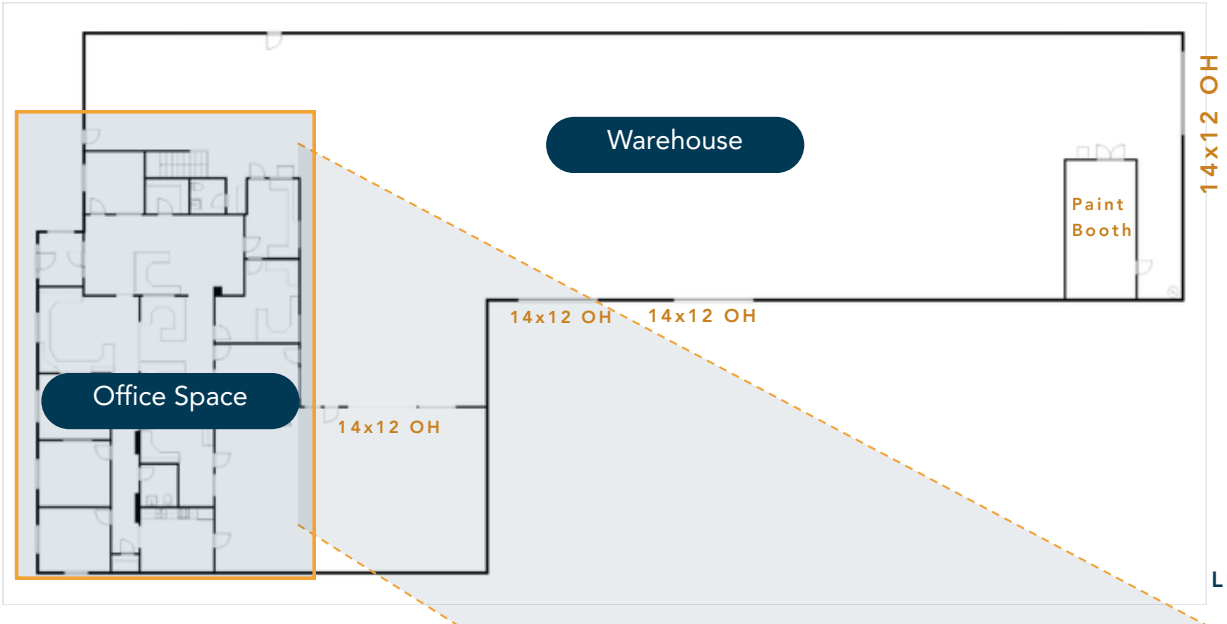


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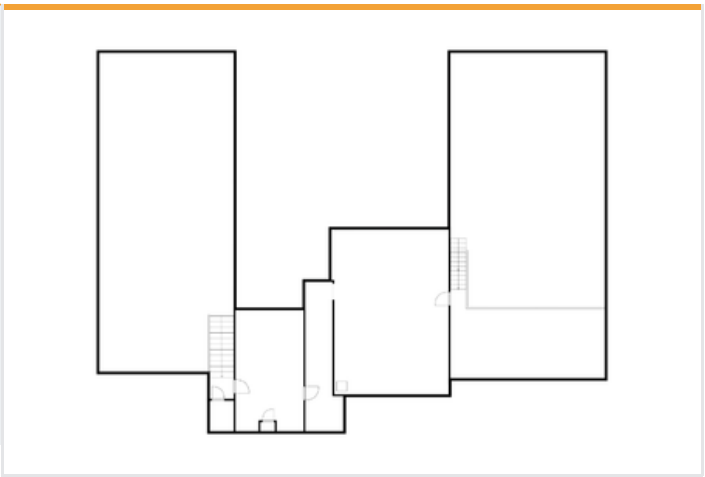
LAYOUT

# Floor plans

**LEVEL 1** WAREHOUSE — MAIN FLOOR




**LEVEL 2** WAREHOUSE — MEZZANINE (ABOVE)



A partial second level that sits above the shaded office / entrance area of the main floor.

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PROPERTY DETAILS

# The particulars

**WAREHOUSE** Equipped with an oil burner and a paint booth.

## AVAILABILITY & PRICING

| | |
|---|---|
| Status | **For sale / lease** |
| Sale price | **$3,250,000** |
| Lease rate | **$16.00 / SF** |
| Occupancy | **100% vacant** |

## BUILDING

| | |
|---|---|
| Property type | **Industrial** |
| Available SF | **15,612** |
| SF source | **Public record** |
| Clear height | **16'** |
| Overhead doors | **4 (14' doors)** |
| Format | **Freestanding** |
| Availability | **Entire building** |

## SYSTEMS

| | |
|---|---|
| Electric | **3-phase** |
| Floor drains | **1** |

## SITE

| | |
|---|---|
| Land size | **1.686 acres** |
| Zoning | **C-3, Weld County** |
| Parking | **Owned, on-parcel** |
| Parcel # | **096109300045** |
| Parcel # | **096109300002** |

## OWNERSHIP

| | |
|---|---|
| Held by | **NCTC Property, LLC** |
| Access | **Contact broker** |





*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.*

View on Google Maps ↗

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