

FOR SALE OR LEASE

INDUSTRIAL / FLEX BUILDING

2626 8th Avenue, Garden City, CO 80631

15,149 SF AVAILABLE



SALE PRICE: \$3,400,000 (\$87.00/SF)

LEASE RATE: \$6.00 - \$10.00/SF NNN | NNN: \$3.10/SF

TI ALLOWANCE: NEGOTIABLE

2626 8th Avenue offers 3,600 - 15,149 SF industrial/flex space with easy access to both Hwy 34 & Hwy 85 providing regional connectivity to Denver and Cheyenne. With 10' - 30' in clear height, both drive-in and dock-high for loading and heavy power, this building offers a multitude of uses and configurations for multi-tenant occupancy. Recent renovations include new paint, lighting and flooring in the office area along with additional updates throughout including LED lighting, restrooms, roof and storefront windows.

- Ability to add more storefront windows, overhead doors, or fenced yard, based on tenants' needs
- Heavy power available for manufacturing or equipment needs



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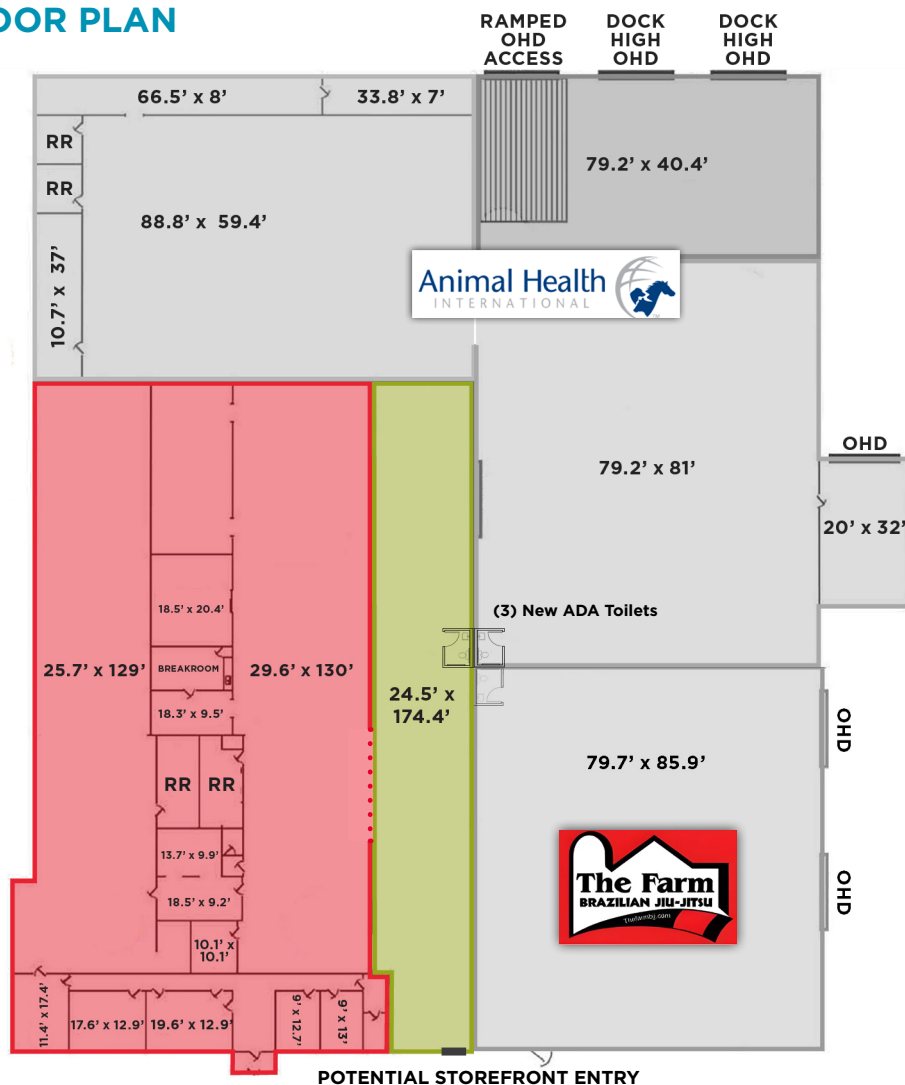
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FLOOR PLAN



DIVISIBLE OPTIONS

- ±3,600 SF Warehouse/Flex
- ±11,500 SF Office/Flex

PROPERTY HIGHLIGHTS

Building Size	39,069 SF
Site Size	1.33 Acres
Parking	17 spaces paved on 8th Ave. <ul style="list-style-type: none">Recently paved on 27th Ave. - 14 spaces + additional paved areaGravel parking on 27th & 7th Ave.
Zoning	Commercial
Tax Incentives	Colorado Enterprise Zone

BUILDING HIGHLIGHTS

Divisible	3,600 - 15,149 SF	Sprinklers	Fully sprinklered
Loading	(3) 10' x 10' OHD (2) 8' x 8' OHD (1) 12' x 10' OHD (2) Dock-High Doors	Storage	Outdoor and Mezzanine
Clear Height	10' - 30' (19' - 30' in 17,000 SF of warehouse)	Water & Sewer	City of Greeley (2) 2' taps (1) 3/4" taps
Power	3- Phase, 480v, 1,000 amp	Electric	Xcel
Drainage	Floor drains throughout warehouse areas	Internet/Phone	Comcast

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PROPERTY PHOTOS

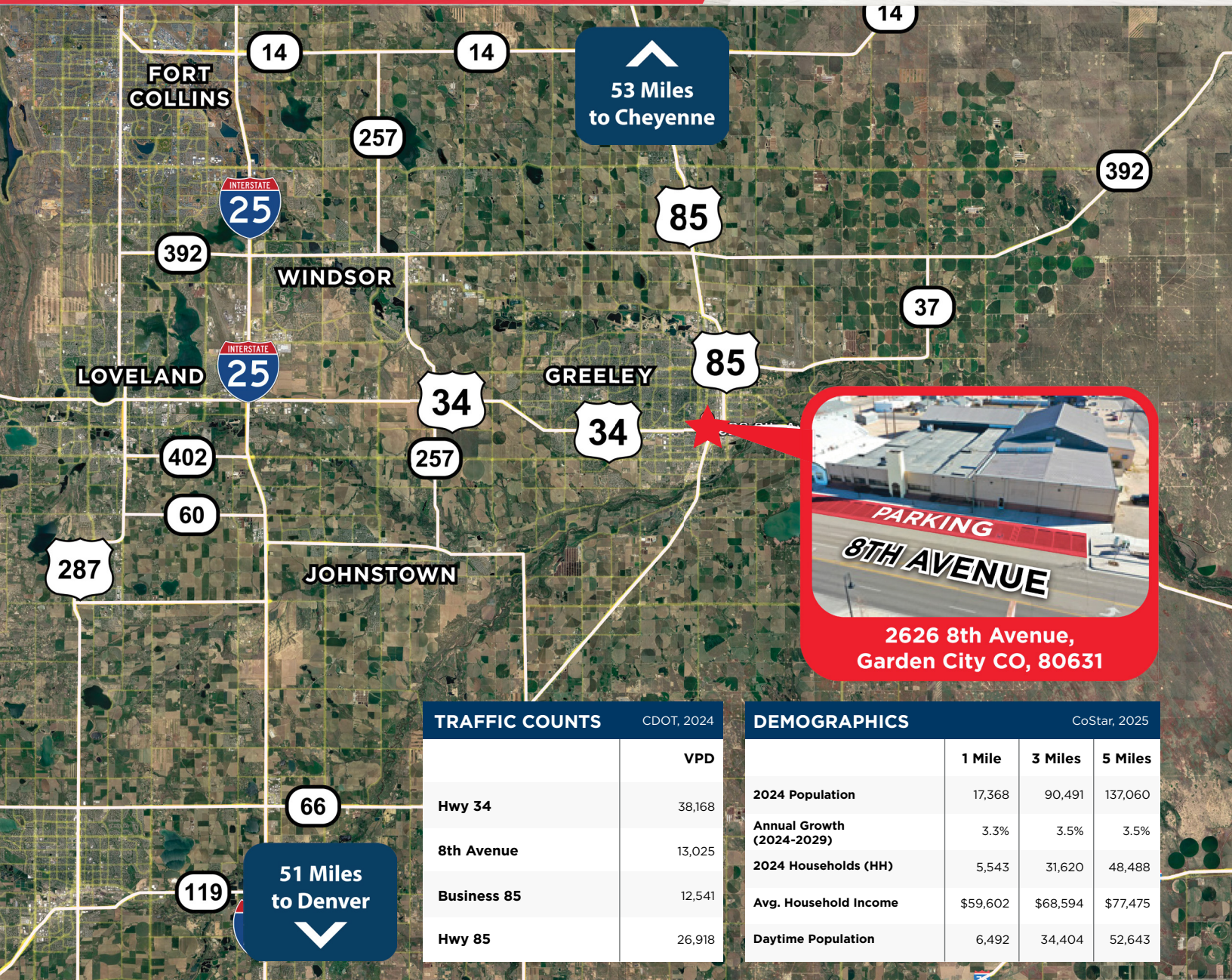


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