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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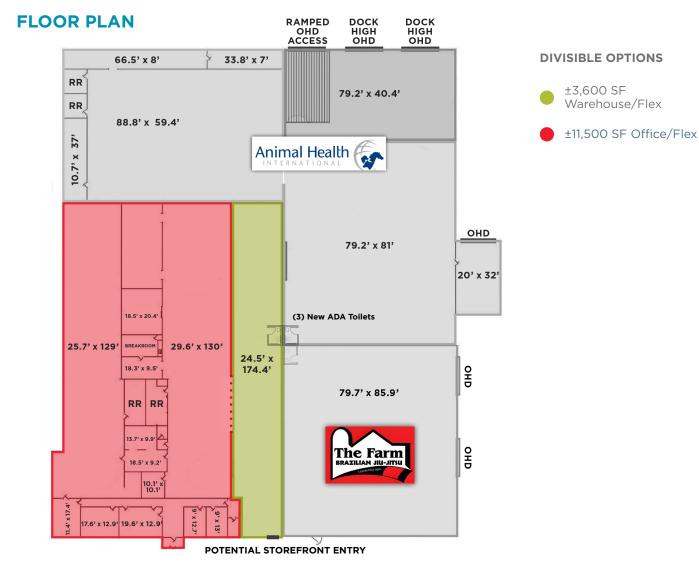


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PROPERTY HIGHLIGHTS

BUILDING HIGHLIGHTS

Building Size	39,069 SF	Divisible	3,600 - 15,149 SF	Sprinklers	Fully sprinklered
Site Size	1.33 Acres	Loading	(3) 10' x 10' OHD (2) 8' x 8' OHD	Storage	Outdoor and Mezzanine
Parking	 17 spaces paved on 8th Ave. Recently paved on 27th Ave 14 spaces + additional paved area Gravel parking on 27th & 7th Ave. 	Clear Height	 (1) 12' x 10' OHD (2) Dock-High Doors 10' - 30' (19' - 30' in 17,000 SF of warehouse) 	Water & Sewer Electric	City of Greeley (2) 2' taps (1) 3/4" taps Xcel
Zoning	Commercial	Power	3- Phase, 480v, 1,000 amp	Internet/Phone	Comcast
Tax Incentives	<u>Colorado Enterprise Zone</u>	Drainage	Floor drains throughout warehouse areas		



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PROPERTY PHOTOS











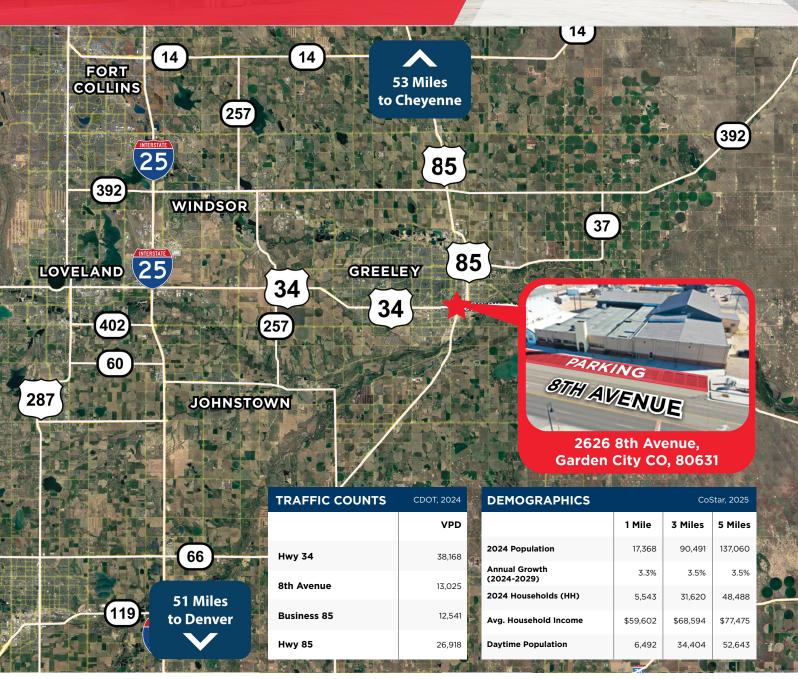


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