

RIDGE WEST COMMERCIAL CONDOMINIUMS

**6268 WEST 10TH ST. | UNITS B2 & B3**  
GREELEY, CO 80634



SALE PRICE: \$467,800 (\$135/SF)  
3,465 SF FLEX CONDO AVAILABLE FOR SALE



# PROPERTY PROFILE

**BUILDING SIZE**  
17,026 SF

**AVAILABLE SIZE**

**UNIT B2:** 1,440 SF

**UNIT B3:** 2,025 SF

**TOTAL:** 3,465 SF

**ZONING**

C-H Commercial  
High Intensity  
Allowed Uses

Cushman and Wakefield is pleased to present two prime light industrial condos for sale in West Greeley, offering exceptional access along US Highway 34 Business Route, (10th Street) corridor.

These versatile spaces are ideal for a wide range of uses, including small manufacturing, distribution, workshops, repair operations, showrooms, or even continuing as a training studio. The location provides an excellent opportunity for businesses looking to establish themselves in a thriving, accessible area.

These condos offer a great opportunity to get a new business established and running quickly.



**(1) 10' X 14' OHD**  
Loading



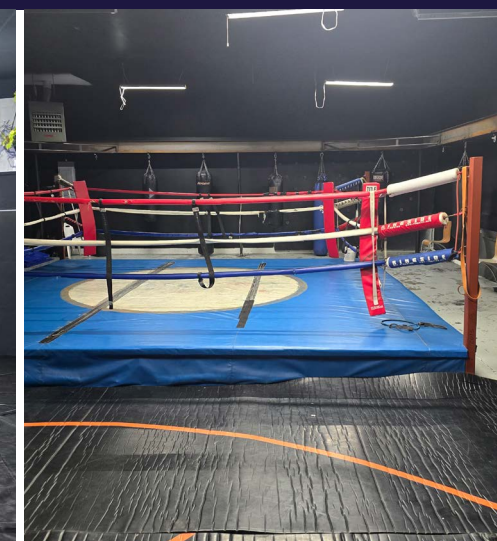
**16'/19'**  
Clear Height/  
Building Height



**35 NON-EXCLUSIVE SPACES**  
**(2.06 : 1,000 SF)**  
Parking

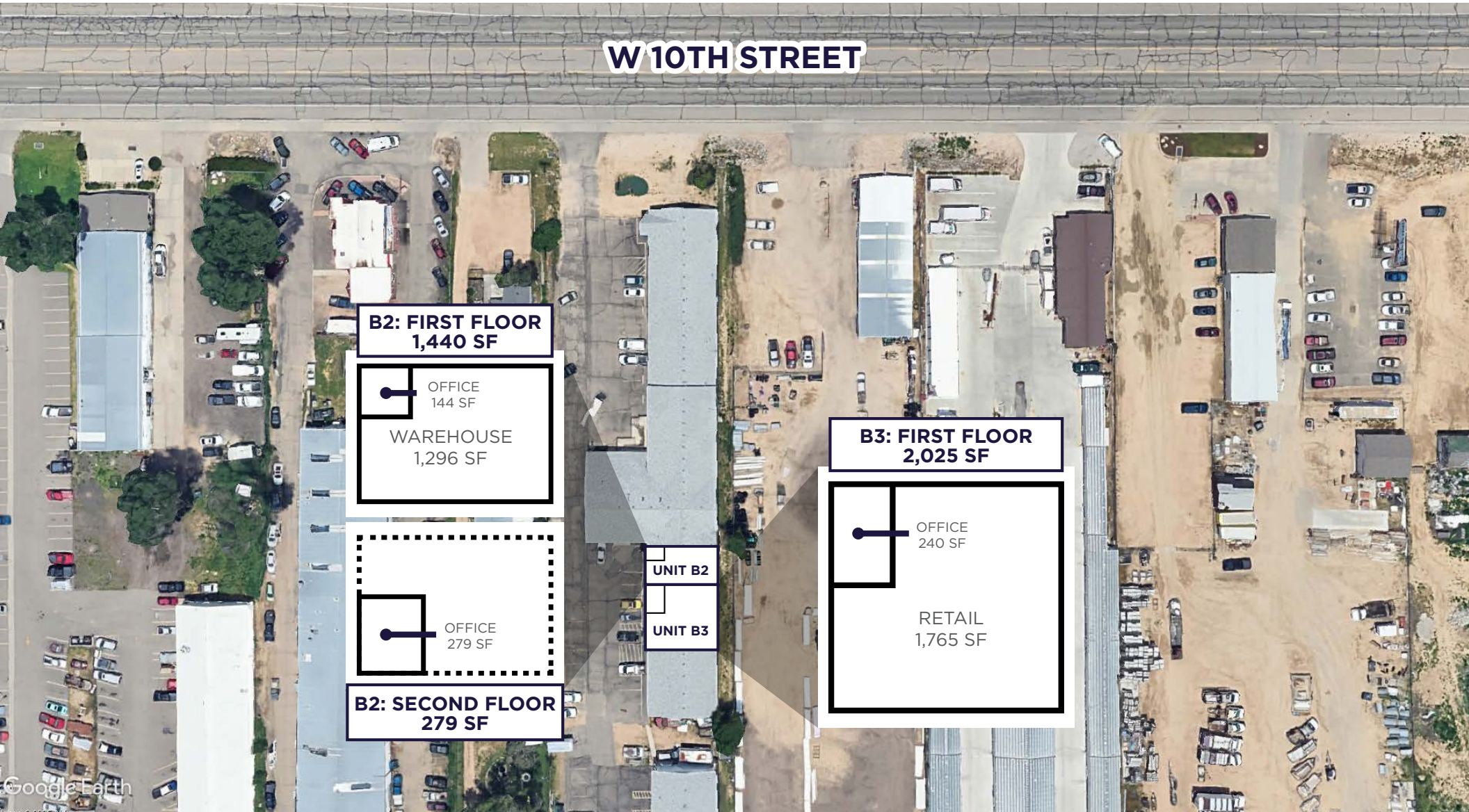


**1.79 ACRES**  
Site Size





# FLOOR PLAN



W 10TH STREET

**B2: FIRST FLOOR**  
1,440 SF

OFFICE  
144 SF

WAREHOUSE  
1,296 SF

OFFICE  
279 SF

**B2: SECOND FLOOR**  
279 SF

UNIT B2

UNIT B3

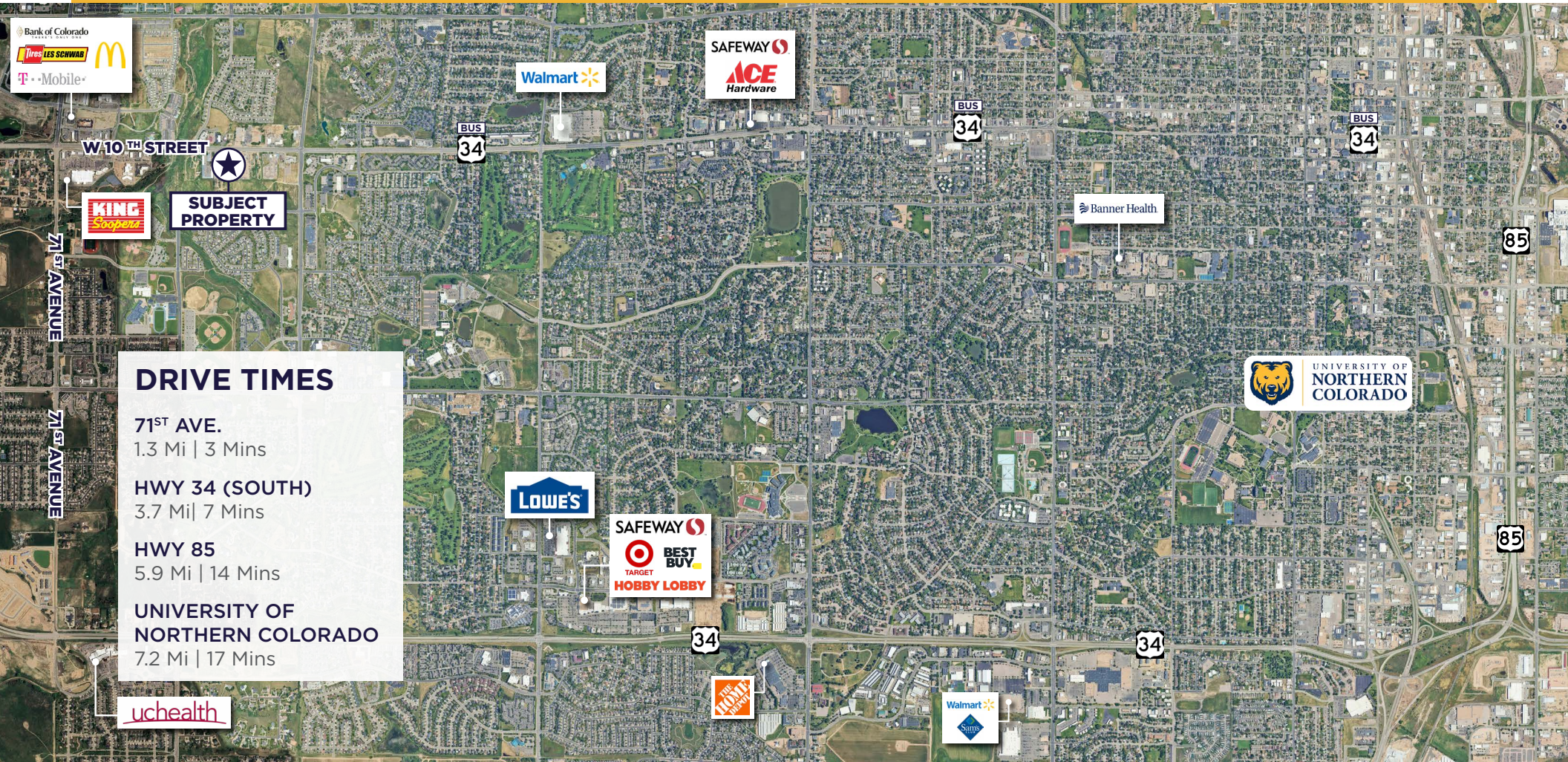
**B3: FIRST FLOOR**  
2,025 SF

OFFICE  
240 SF

RETAIL  
1,765 SF



# 6268 WEST 10TH ST. | UNITS B2 & B3



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