



937 A STREET

Greeley, CO 80631

11,430 SF Warehouse for Lease



PROPERTY SUMMARY

937 A Street, Greeley, CO is an industrial warehouse available for lease. The property offers 11,430 square feet of space, featuring 5 dock-high doors, 2 drive-in doors, and front and rear access. It is equipped with 200 amps 277/480V three-phase power and 100 amps 240V single-phase power. Recent upgrades include radiant heat, LED lighting, and new skylights. Conveniently located near downtown Greeley, it provides easy access to US Highway 85 and US Highway 34.

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PROPERTY FEATURES

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- 0.82 Acre
- Outside storage
- 5 dock highs
- 2 overhead doors
- 3 restrooms
- Radiant heating
- Dock high area single phase
- Warehouse/Shop is 2 phase
- Multiple 40 amp plugs
- 3 Offices, Reception Area, Conference Room, & 2 Kitchenettes/Break Areas
- 2 break areas
- Secured fenced lot with security cameras and internal cameras



11,430 SF



Zoning: Industrial,
Low Intensity (AE)



Mezzanine



Front and
rear access



\$12 - \$14/SF NNN

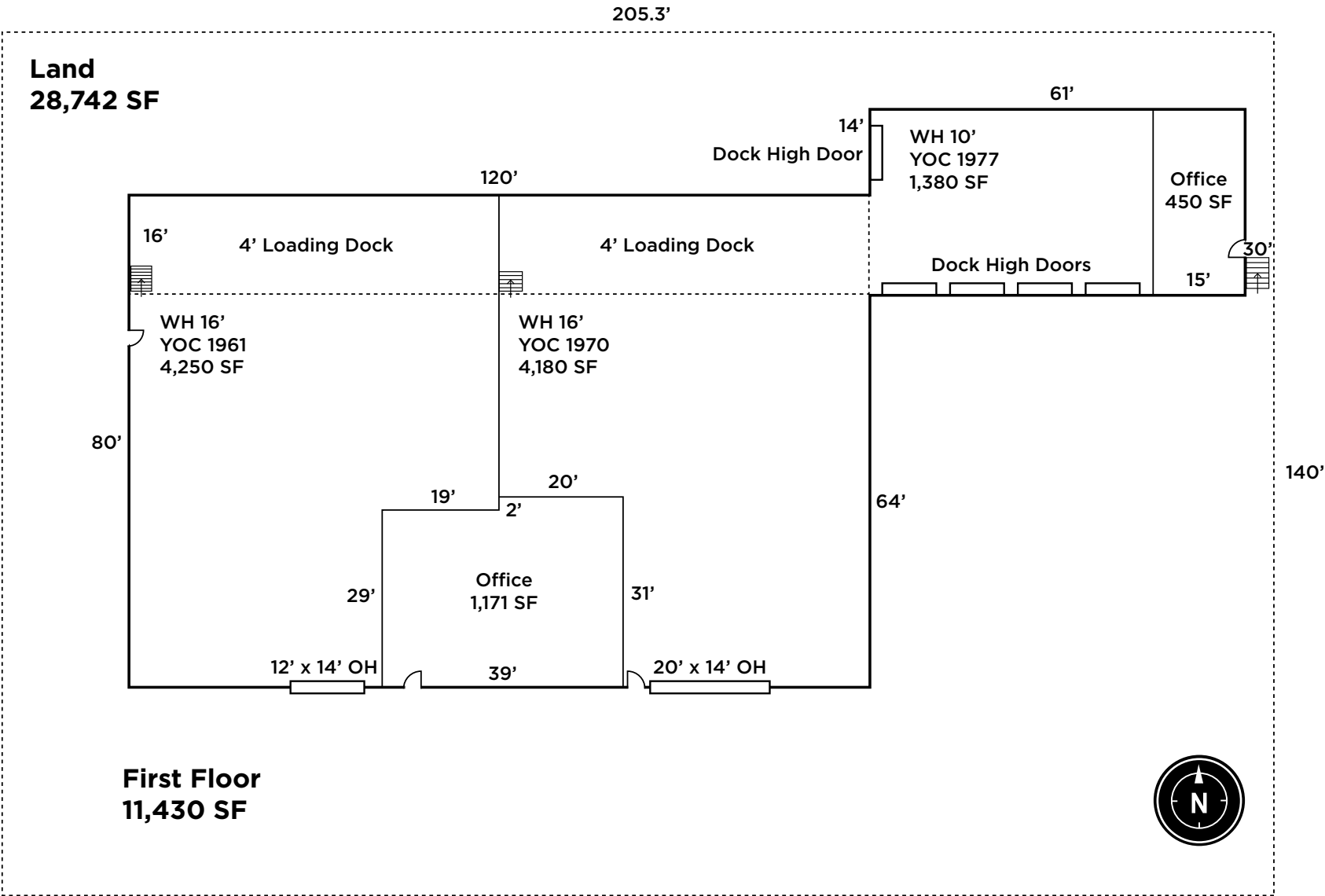


Available within
30 days

FLOOR PLAN

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NEIGHBORHOOD MAP

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- | | |
|------------------------------------|--|
| 1 La Granja Market LLC | 9 VIP Appliance & HVAC Parts |
| 2 Kiko's Laundry | 10 Tacos Estilo Monterrey |
| 3 Greeley Interfaith Clothing Bank | 11 C Stop |
| 4 Tortilleria Los Comales | 12 Liquor Tyme |
| 5 LS Automotive LLC | 13 Goodyear Commercial Tire |
| 6 E & T Electric LLC | 14 Frida Grill / Food Truck / Lonchera |
| 7 Sunshine Car Wash | 15 Lopez Tire |
| 8 One with Him Auto Sales | 16 Rainbow Motel |

	1 Mile	3 Miles	5 Miles
2024 Population	9,363	67,036	130,774
2029 Population	11,358	78,911	154,080
Avg HH	3,221	22,858	46,435
Avg HH Income	\$57,114	\$66,588	\$85,439



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