

# 1299

H STREET  
GREELEY, CO 80631



AVAILABLE FOR SUBLEASE  
LEASE RATE: \$14.50/SF NNN  
TAXES: \$2.41/SF





## // PROPERTY FEATURES

<b>Sublease Expiration</b>	January 31, 2034
<b>Building Size</b>	15,000 SF
<b>Land Size</b>	3.24 Acres
<b>Clear Height</b>	11'-12' to Beams 13' to Center
<b>Loading</b>	(1) OHD-10'10' (1) OHD-14'x12' (1) DHD-8'x10'
<b>Power</b>	480V, 3 Phase, 400 Amps

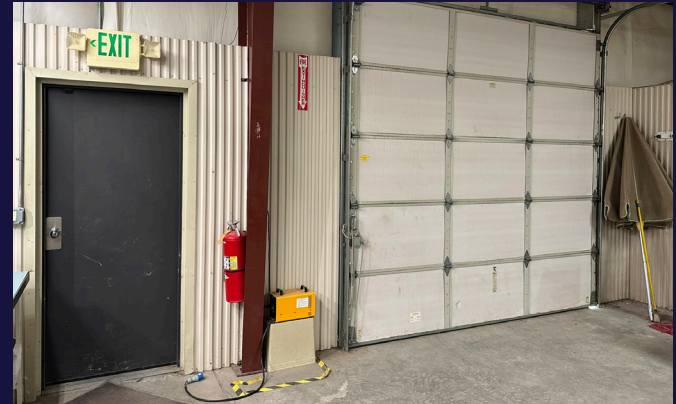
- Sprinkled
- Floor Drains in Warehouse
- Locker Rooms with Showers
- Office: Full HVAC
- Shop Heating: Gas

This 15,000 SF industrial building in Greeley, CO offers an unbeatable location just off Highway 85 and minutes from downtown on the north side of town. The property features a large lot with ample parking and outdoor storage, making it ideal for a wide range of industrial operations. Inside, the building is well-appointed with quality lab and office spaces in addition to functional warehouse areas, providing the perfect balance of workspace and operational efficiency. Available for sublease, this property is a rare opportunity in a prime Greeley location.

# // FLOOR PLAN



# // GALLERY





## CONTACTS:

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## DRIVE TIMES

US-85	2 minutes
Downtown Greeley	5 minutes
I-25	25 minutes

