

113-215 6TH AVENUE

Greeley, CO 80631

Industrial Condos for Sale



CUSHMAN &
WAKEFIELD



putting U first.

THE OFFERING

Cushman & Wakefield and URealty are pleased to present this industrial condo investment opportunity in Northern Colorado. Located near downtown Greeley, the property provides easy access to Highway 85 for its tenants. The entire property is approximately 9 acres and offers an abundance of yard space for outdoor storage. Several of the leases won't expire until 2028 or later, allowing for a steady stream of income for the next few years.

Please contact the listing brokers for additional information.



62,924 SF
**TOTAL
BUILDING SIZE**

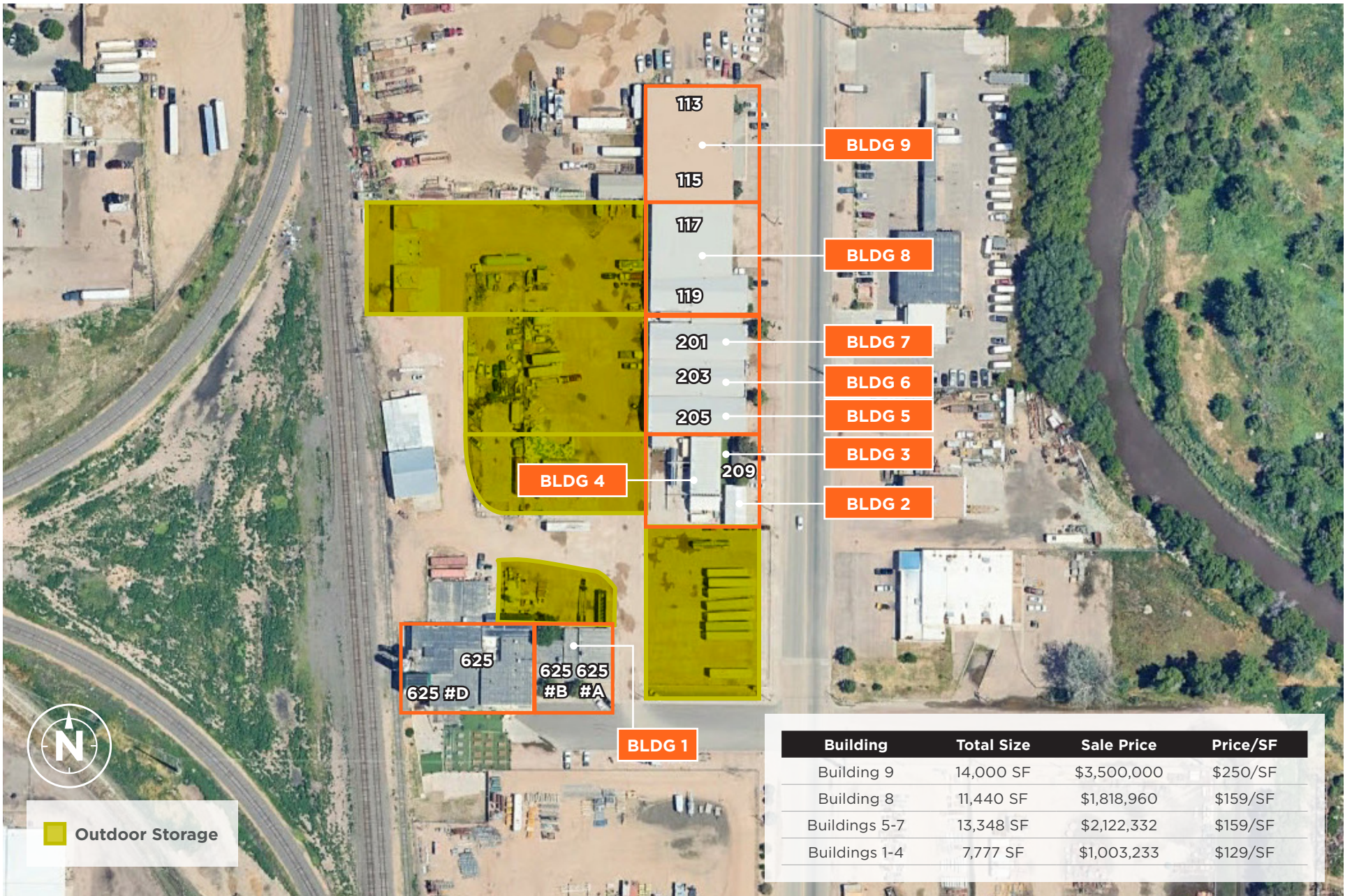


9 ACRES
APPROX. LAND SIZE



INDUSTRIAL
MEDIUM INTENSITY
ZONING

AVAILABLE CONDOS



TENANT OVERVIEW

ORTEGA



HYDRITE



AFFORDABLE SPRINKLING
AND LANDSCAPE

RENT ROLL

Tenant	Address	Square Feet	Current \$/SF	Base Rent/Yr.	Escalator	Expiration	Option Periods
Preferred Cartage Services	113 & 115 6th Ave	14,000	\$12.00	\$168,000.00	3.00%	12/31/2033	N/A
Vacant - Pro Forma	117 6th Ave	7,120	\$12.00	\$85,440.00	N/A	N/A	N/A
Hydrite Chemical Co.	119 6th Ave	4,320	\$12.36	\$53,395.20	3.00%	4/30/2029	N/A
JBS USA Food Company	201-205 6th Ave	13,348	\$10.30	\$137,484.40	3.00%	10/31/2026	(1) 3-Year Option
Affordable Sprinkling-Landscape, Inc.	209 6th Ave	210	\$150.52	\$31,609.20	3.00%	5/31/2028	N/A
Ortega	213 6th Ave	710	\$9.84	\$6,986.40	3.00%	8/31/2026	(1) 1-Year Option
Vacant - Pro Forma	625 3rd St, Unit A	2,438	\$12.00	\$29,256.00	N/A	N/A	N/A
Vacant - Pro Forma	625 3rd St, Unit B	2,238	\$6.00	\$13,428.00	N/A	N/A	N/A
Wiley Roots Brewery Company	625 3rd St, Units C & D	13,160	\$4.09	\$53,824.40	3.00%	5/31/2028	N/A
Vacant - Pro Forma	625 3rd St, Unit E	2,200	\$10.00	\$22,000.00	N/A	N/A	N/A
Preferred Cartage Services	625 3rd St, Unit F	2,400	\$8.00	\$19,200.00	3.00%	12/31/2027	N/A
		62,924		\$620,623.60			

PROPERTY PHOTOS



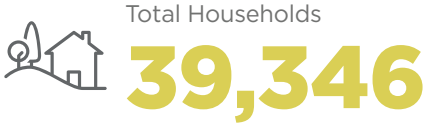
AREA HIGHLIGHTS

Located about 60 miles north of Denver in Weld County, Greeley is a college town that’s home to both the University of Northern Colorado (UNC) and Aims Community College. The city’s thriving economy, which is rooted in agriculture and food processing, has been named a “boomtown” and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing county in the U.S. Source: greeleygov.com

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado’s high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women’s soccer championship, and a women’s basketball championships

AREA ACCOLADES

- #5 on Top Boomtowns in America 2019 (SmartAsset)
- 5th in job and economy growth and 23rd in the nation WalletHub’s ‘25 fastest-growing cities in the U.S
- Finalist two years in a row for the National Recreation and Parks Association (NRPA) Gold Medal Class III Award for populations 75,001-150,000, which recognizes excellence in the field of parks and recreation nationwide
- Greeley has been ranked #8 on the 2019 Best Small Real-Estate Market study(WalletHub)
- Weld County has been named the 6th Fastest Growing County in the Country (24/7 Wall Street)



Source: ESRI, 2023





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