

1501 1ST AVENUE

GREELY, COLORADO



1501 1ST AVENUE GREELEY, COLORADO



Position your business in this well-located industrial property offering approximately 4,000 square feet of functional space on a 0.31-acre site in central Greeley. The building provides a flexible layout ideal for light industrial, warehouse, contractor, service, storage, distribution, or flex users seeking efficient operations and convenient access throughout Northern Colorado.

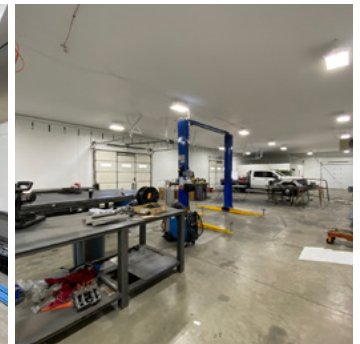
Located along 1st Avenue, the property offers excellent connectivity to downtown Greeley, Highway 34, and major regional transportation routes. The site features ample yard area, easy accessibility, and a practical single-story design that can accommodate a variety of business needs.

LEASE RATE: \$13.25/SF NNN
NNN: \$3.35/SF (EST.)

OUTDOOR FENCED YARD

PROPERTY FEATURES

Building Size:	4,000 SF
YOC:	1982
Site Size:	0.31 Acres
Storage:	Fenced Outdoor Yard
Loading:	(3) 10' x 10' OHDs
Parking:	Onsite
Zoning:	Industrial Medium Intensity (I-M)



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CONVENIENT ACCESS TO MAJOR
TRANSPORTATION CORRIDORS



SUBJECT PROPERTY

Southern Tire Mart

REDLUND
EQUIPMENT

CENEX

ABC
Supply Co. Inc.

W
WAGNER
Electric Company

D&S Steel
Buildings

E 16th Street

85

TRUCK CITY ISUZU
TRUCK

Leprino

1st Avenue



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