



113 6th Avenue, Greeley, CO

Two Industrial Building Property For Sale

FOR SALE

PROPERTY HIGHLIGHTS

- 2 existing 12,500/SF industrial buildings
- Large fenced property
- Drive-thru loading bays
- Possibility for income on site
- HUB Zone Qualified
- Industrial zoning



**BUILDINGS: TWO (2)
12,500 SF EACH**



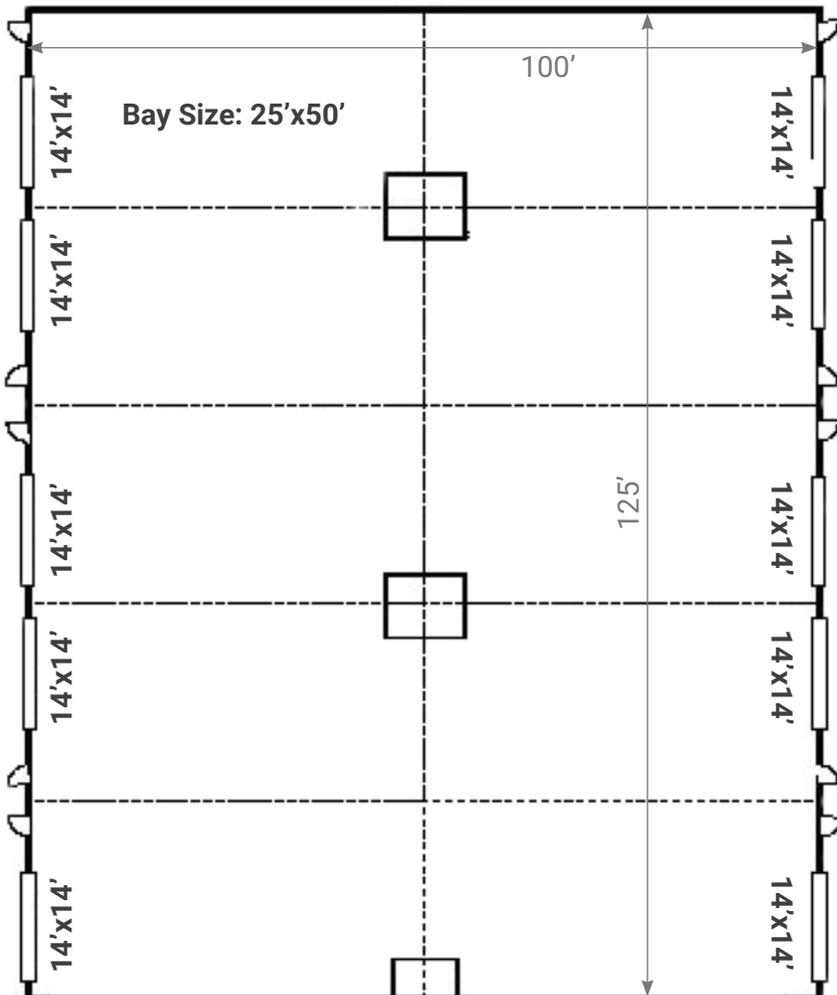
**SITE SIZE:
3.11 ACRES (FENCED)**

SALE PRICE: \$3,900,000.00

For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*
(720) 490-1442
russell@grubercre.com

BUILDING 1



BUILDING 1 DETAILS:



Size: 12,500 SF



Loading: 10 (14'X14')
drive-in doors



Clear Height: 16'



YOC: 2000

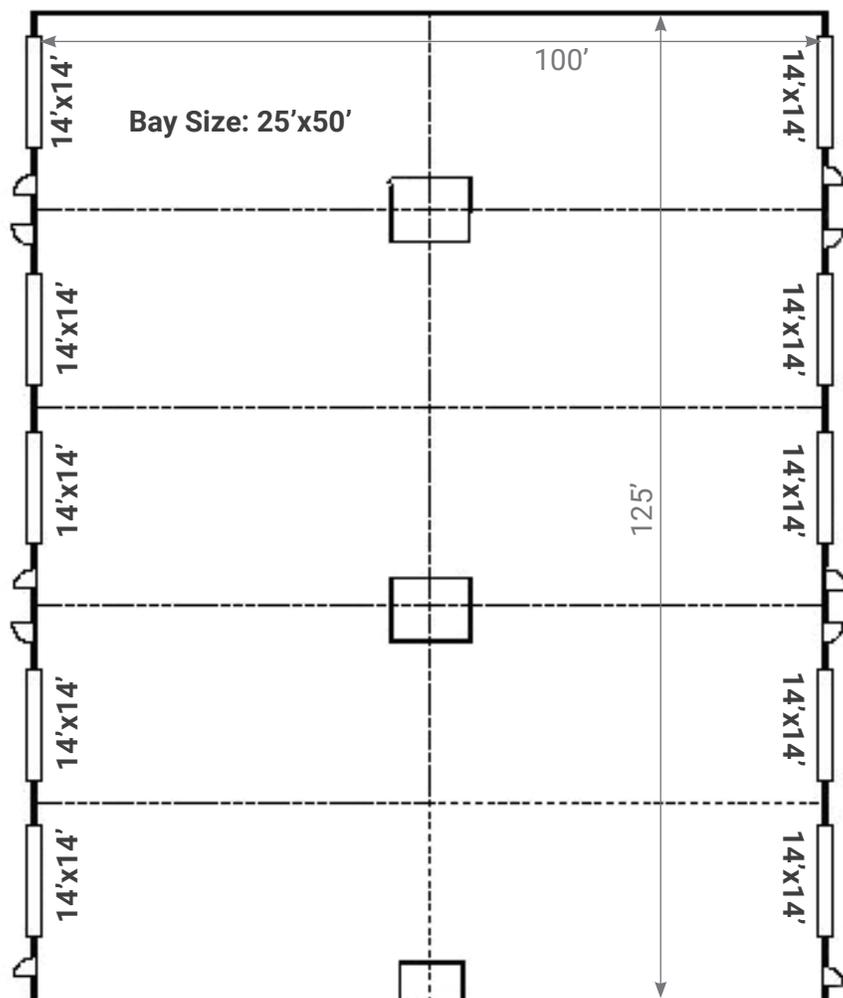


Heat: Gas forced



Power: 3-phase (to be verified)

BUILDING 2



BUILDING 2 DETAILS:



Size: 12,500 SF



Loading: 10 (14'X14')
drive-in doors



Clear Height: 16'



YOC: 1996



Heat: Gas forced



Power: 3-phase (to be verified)



113 6TH AVENUE



PROPERTY DETAILS

- **Site Size:** 3.11 Acres (fenced)
- **Zoning:** Industrial (I-M/Greeley)
- **Property Taxes:** (2021) \$45,487.32



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