



## 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)**

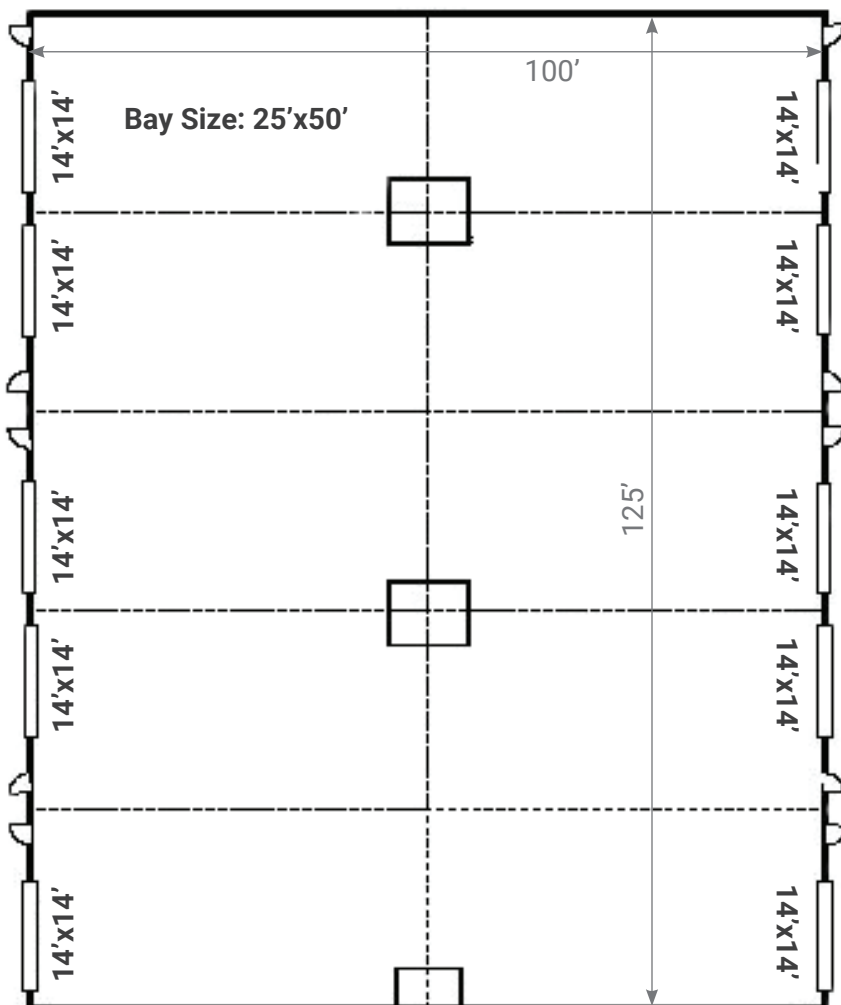
**SALE PRICE: \$3,900,000.00**

For More Information, Contact:

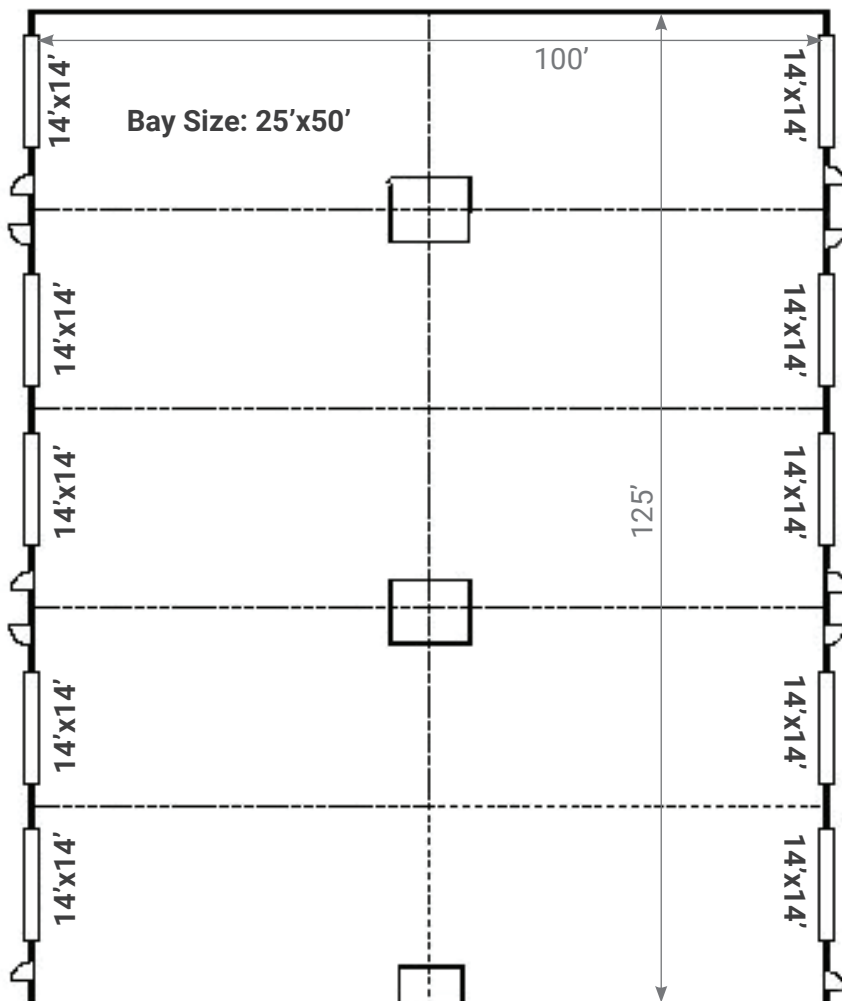
**Russell Gruber** | *Industrial Specialist / Owner*

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**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 DETAILS:







## PROPERTY DETAILS

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



**For More Information, Contact:**

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