

RE/MAX

COMMERCIAL

FOR SALE

2881 & 31st Ave. Units B 6,7,8,9

GREELEY, CO 80631

ALL FOUR UNITS - SUBSTANTIAL \$310K PRICE REDUCTION DOWN TO \$949,999 (\$137.80 PER SF)
INDIV. UNITS REDUCED BY \$25K EACH, DOWN TO \$300,000 EACH
NOW AVAILABLE FOR LEASE!



- ⇒ **Completely Remodeled** Industrial / R&D
- ⇒ Sales Price ~~\$1,260,000~~ **\$949,999** \$137.80 PSF
- ⇒ Bldg B, B6 - B9.
- ⇒ Units Sold Separately @ ~~\$325,000~~ **\$300,000**
- ⇒ **Lease All Four Units at \$12.50 PSF or Indiv. Units at \$20.00 PSF. NNN's Est. \$5.13 PSF**
- ⇒ 7, 12'x12' OH Doors w/Drive Thru Access
- ⇒ 1, 12'x12' Dock Hi Door
- ⇒ 9,003 Total SF
 - 6,894 Main Level SF* *Building Plans
 - 2,109 SF Mezz
- ⇒ Zoned Commercial High Intensity (C-H)
- ⇒ 3Phase Power / 18' Clear Height
- ⇒ YOC 1999 Full Renovation in 2017
- ⇒ Fully Climate Controlled
- ⇒ Move to Weld County for Lower Expenses!
- ⇒ **Available for Occupancy Now**



Industrial/R&D with Dock Access

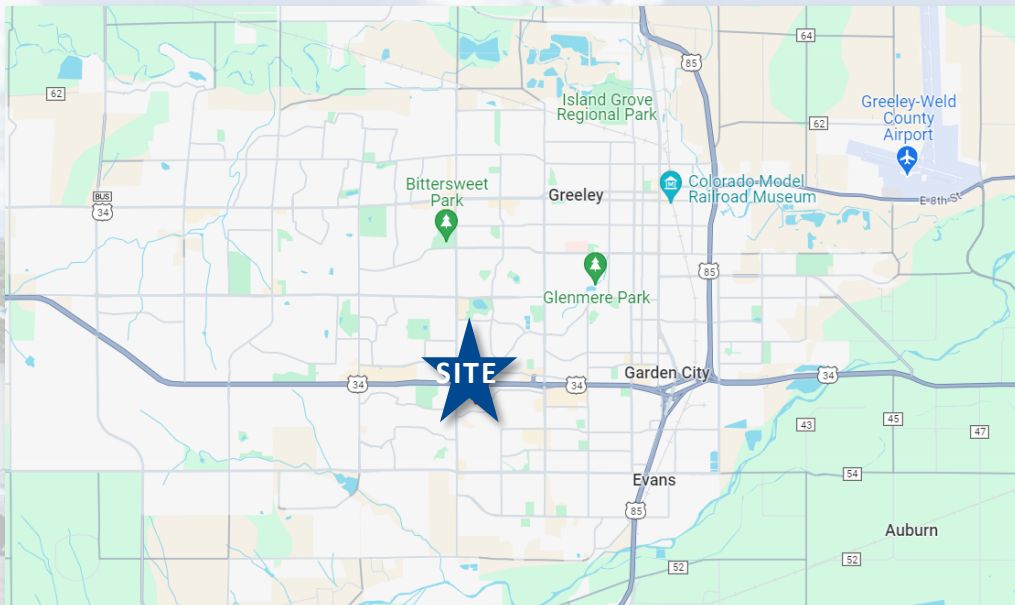


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Broker Contact

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RE/MAX Commercial Alliance

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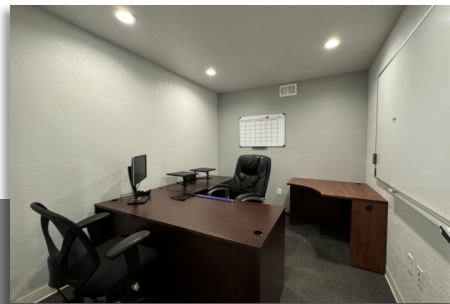
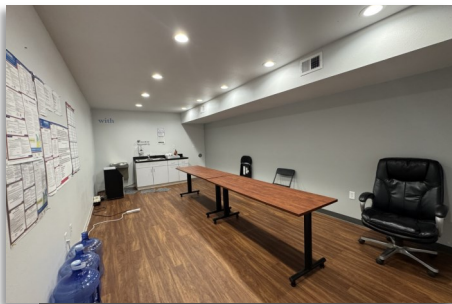
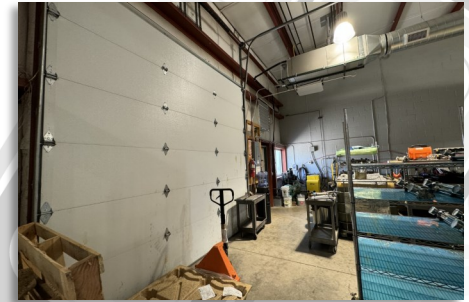
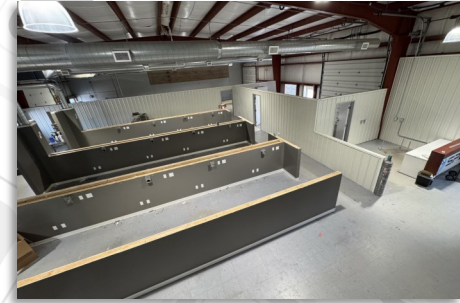
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SITE PHOTOS



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Offering Summary

- **9,003 SF Fully Climate Controlled Space**
 - 6,894 Main Level SF (4,786 SF fully climate controlled warehouse + 2,108 SF office) Based on Building Plans
 - 2,109 SF Mezz (1,747 SF storage, 362 SF conference)
- **Sales Price ~~\$1,260,000~~ \$949,999 (\$137.80 PSF)**
- **Units Sold Separately @ ~~\$325,000~~ \$300,000 Each**
- **Lease All Four Units at \$12.50 PSF or Indiv. Units at \$20.00 PSF. NNN's Est. \$5.13 PSF. TI Negot.**
- Commercial High Intensity (C-H) Corridor zone.
- YOC 1999 / **Fully Renovated in 2017**
- 3Phase Power
- 18' Clear Height at Bottom of Beam at Centerline.
- 7, 12'x12' OH Doors w/Drive Thru Access
- 1, 12'x12' Dock Hi Door
- 1 mile to Hwy 34
- W/I the Colorado Enterprise Zone
- **Available for Occupancy Now**

**RE/MAX Commercial Alliance is pleased to present
the opportunity to purchase this 9,003 SF R&D / Industrial space.**

This prime R&D / industrial space consists of 4 condo units in building B at 2881 S 31st Avenue in Greeley. These units went through a full renovation in 2017 adding complete climate control to include the warehouse portion of the property, new offices, and conference space. The seven 12'x12' OH doors provide pull through access and the 12'x12' dock hi door rounds out the amazing versatility this property has to offer. Ample power in the units to accommodate a myriad of uses. Clear height is 18' at centerline at the bottom of beam. 16'1/2" at bottom of corner beam. 20' ceilings. The building has a new roof as of 2019 and siding updates the same year.

This site is only 1 mile to HWY 34. The property is located within the Colorado Enterprise Zone. The property can accommodate a wide variety of uses as it is located within the Commercial High Intensity (C-H) Corridor zone. Only 1 hour to Denver International Airport.

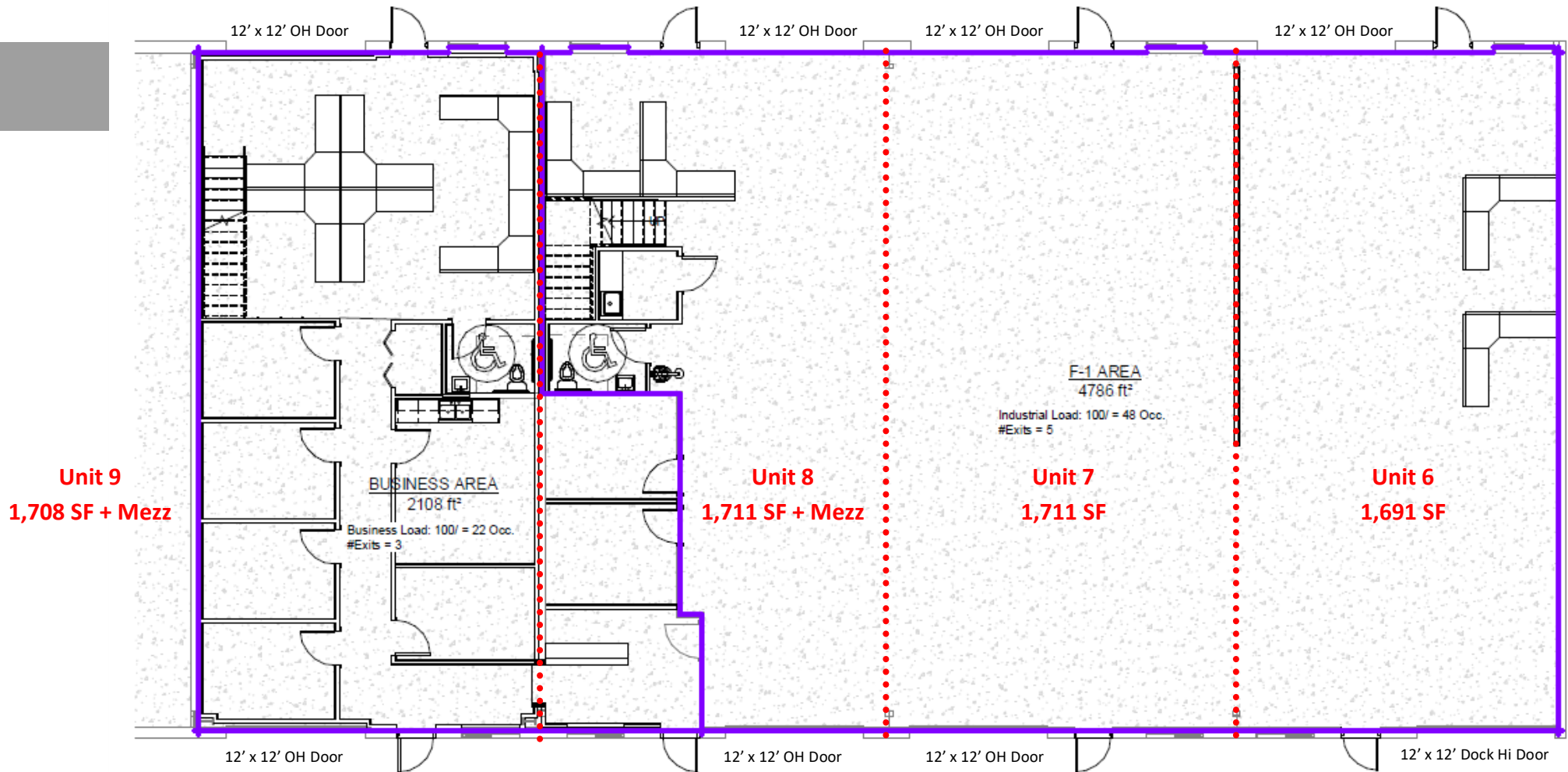
Move your business to Weld County! Greeley has some of the lowest expenses benefitting business owners, tenants, and property owners!

Located 1 Mile to Hwy 34 in The Colorado Opportunity Zone

The Colorado Opportunity Zone. The Opportunity Zone program is a federal incentive that encourages long-term private investments in designated low-income communities by giving investors tax benefits for investing in real estate projects and operating businesses. Investors receive tax incentives in the form of deferral and elimination of state and federal capital gains taxes. More information on the Colorado Opportunity Zone Program here: <https://oedit.colorado.gov/colorado-opportunity-zone-program>

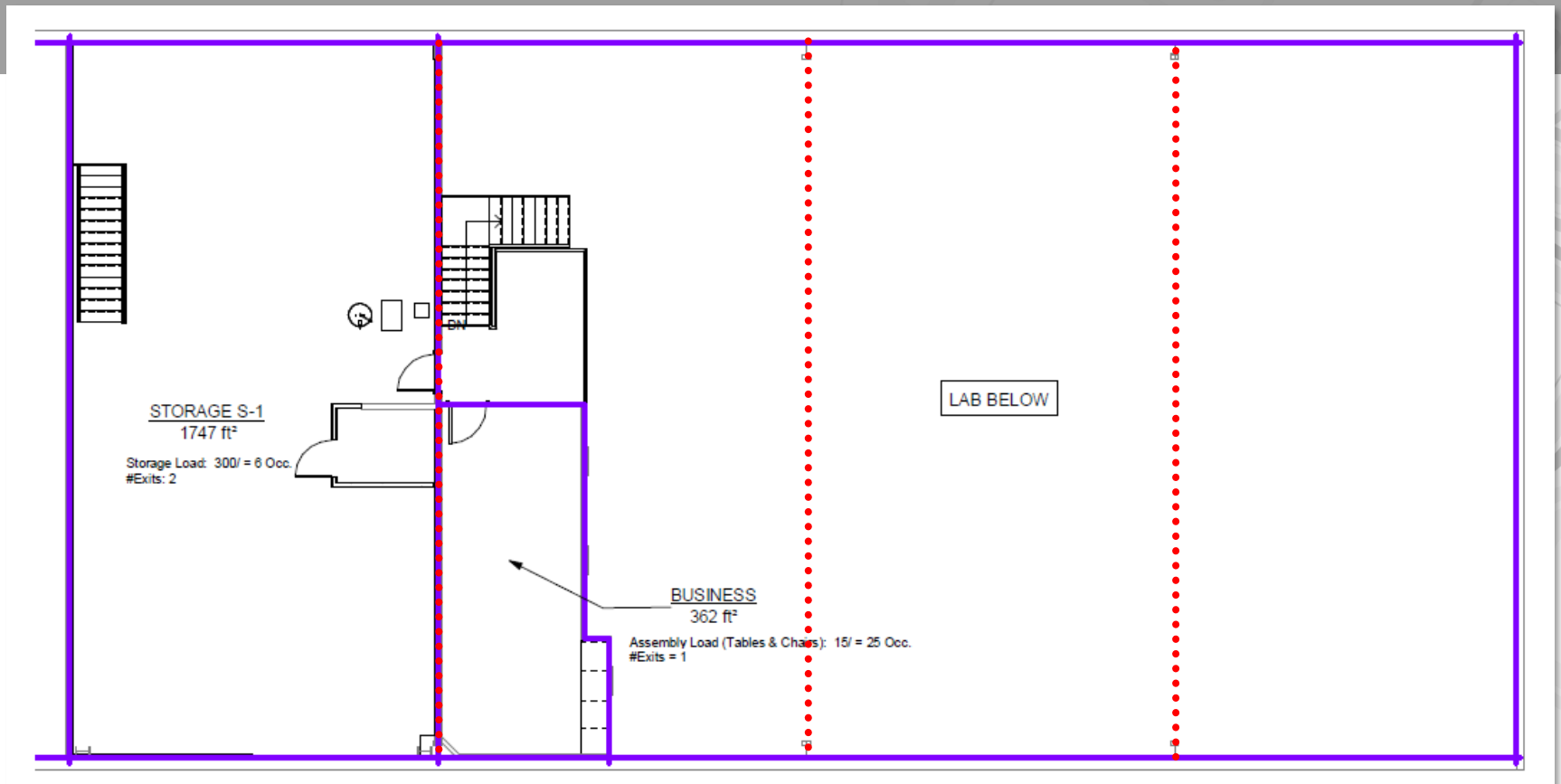


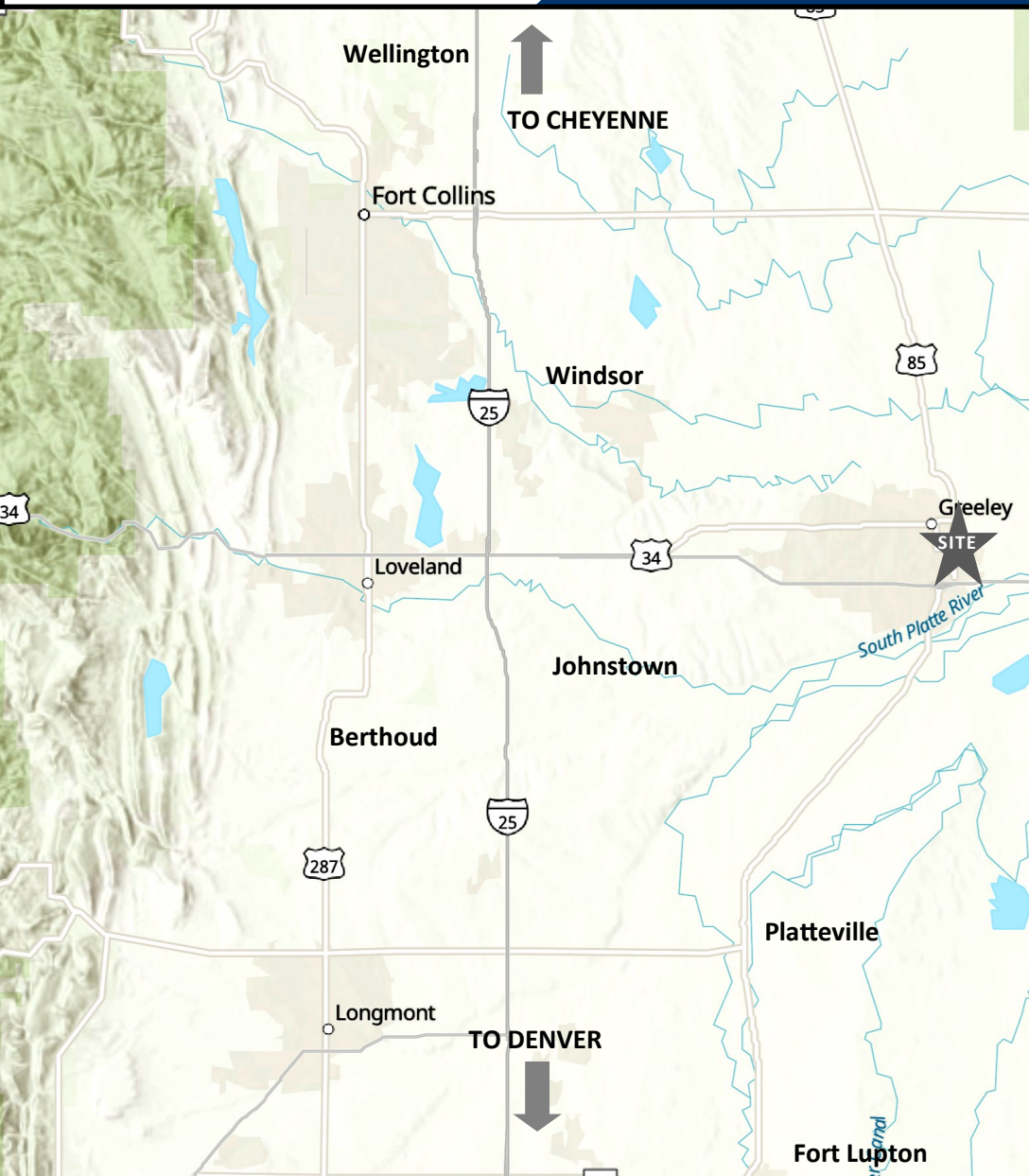
Units can be divided as indicated by



Square footages are derived from the condo map.

Second Level





Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com

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REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKER'S

Health.

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



Regional Culture

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

Quality of Life

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



CONTACT

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