



**CUSHMAN &
WAKEFIELD**

FOR LEASE

8750 West 20th Street

Greeley, Colorado 80634



Up to 40,000 SF Available for Lease

Lease Rate: \$12.00/SF NNN

8750 West 20th Street is an industrial building located by Greeley off Highway 34. This 61,924 square foot building features 16' clear height, 4 drive-ins and 31,000 square feet of office/flex space. New renovations are planned including facade improvements, parking lot resurface, landscape improvements, etc. The building will be like new once completed.

Property Highlights

- Large Parking Area
- Fenced Yard Area with Truck/Automotive Shop
- Great Flex / R&D Property
- Outside Storage



Property Features

Building Size 61,924 SF

Land Area 8.8 Acres

Office 31,000 SF (see floor plan)

Clearance Approximately 16'

Loading (1) Dock-high door
(4) Drive-in doors

Electrical 1,600 Amp / 3-phase
(to be verified by an electrician)

Sprinkler In shop area

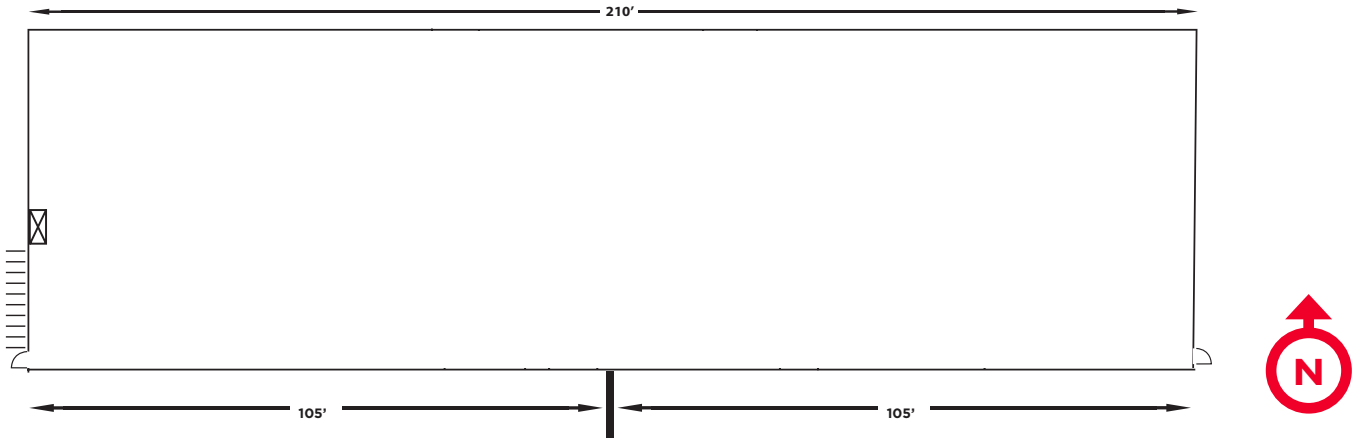
Year Built 1974

Zoning C-3 Commercial, Weld County

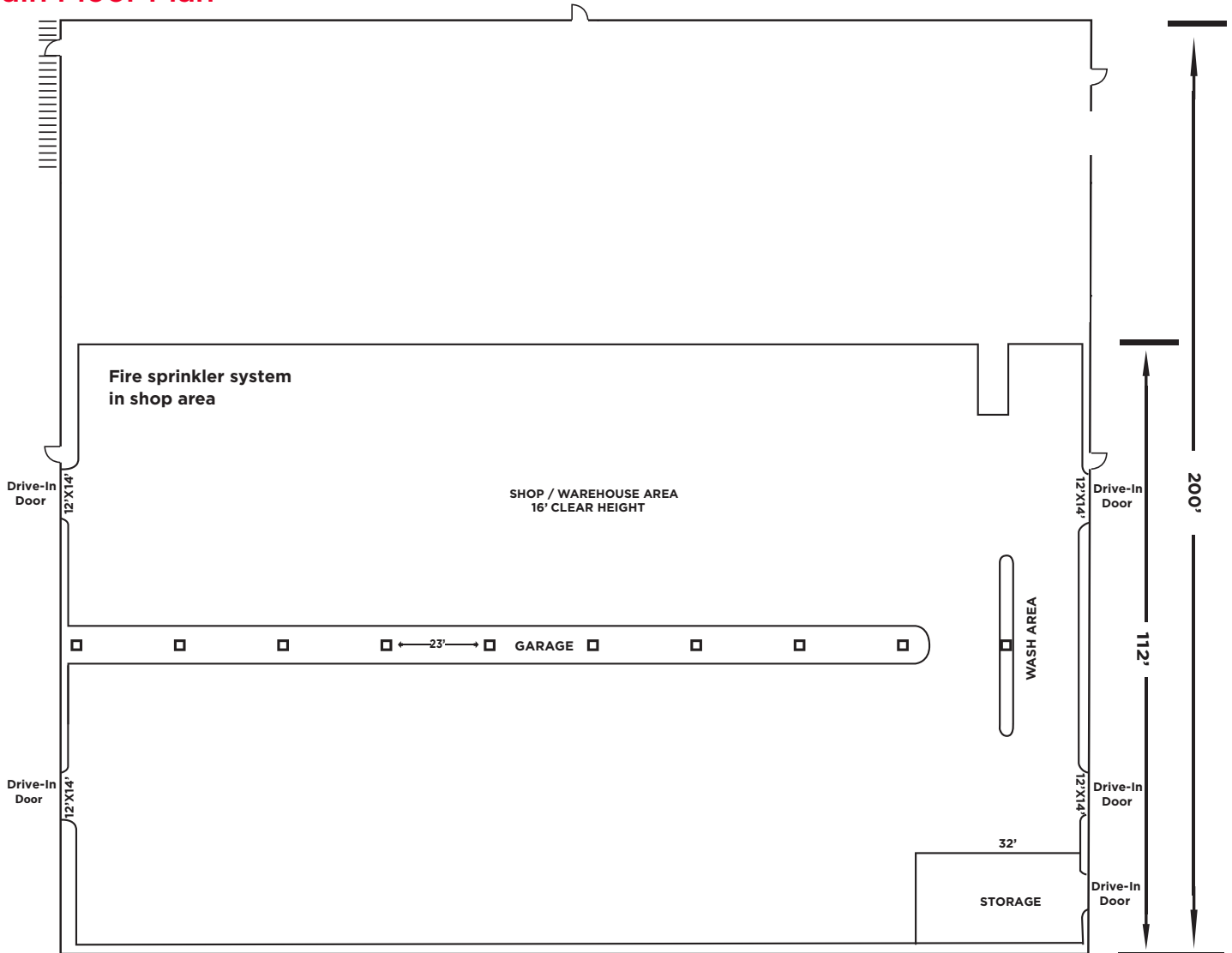
Parking Ample, to site



Second Story Office



Main Floor Plan



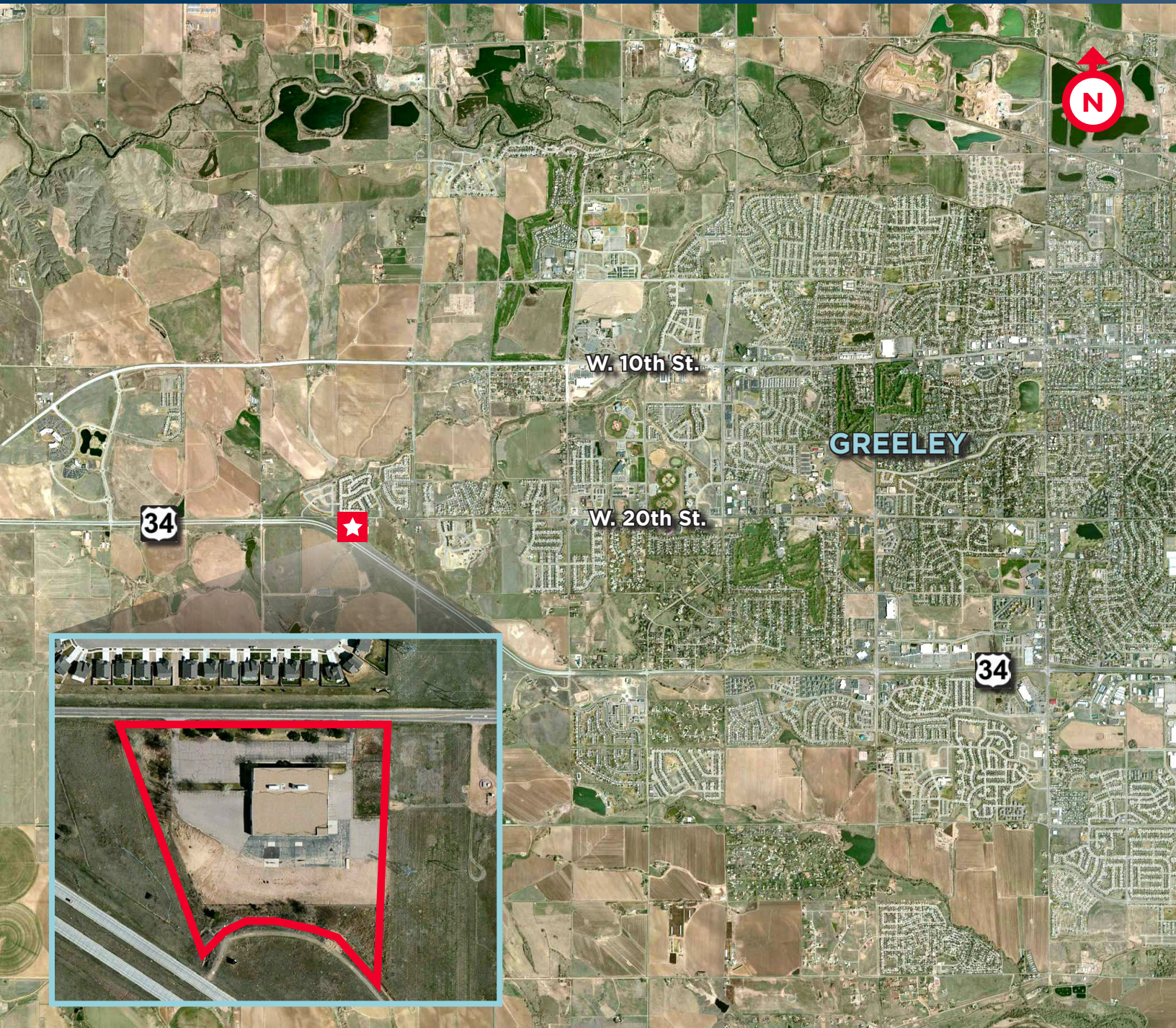


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