



## INDUSTRIAL OFFICE WAREHOUSE FOR LEASE

105 Turner Avenue  
Berthoud, CO

### Offering Highlights

- 2,920 SF (see floor plan below)
- \$11.00/SF NNN
- Located 2 blocks from Downtown Berthoud
- 3,837 SF fenced yard on south side
- Parking lot on north side
- 3-phase electric power / 220 volts
- Warehouse: Mini-split Cooling + Furnace Heating
- Office: Furnace Heating; no AC
- Floor drains in Warehouse
- Comes with security system
- 2 Bathrooms
- Warehouse swamp coolers have been removed but can be reinstalled
- Not sprinklered



**Rhett Strom**

Commercial Broker | Partner

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 10.9.2023



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## Lease Overview:

- **Parking:** On-site parking on lot for 5 vehicles
- **Yard:** 3,837 SF fenced except for gate which is 10' across and can be easily gated
- **Zoning:** M1 / Light Industrial; [Link to code here](#)
- **Covenants:** None



| NNN           | Price/SF       | Price per month   | Price per year     |
|---------------|----------------|-------------------|--------------------|
| Base Rent     | \$11.00        | \$2,676.67        | \$32,120.00        |
| Taxes         | \$3.57         | \$868.49          | \$10,421.83        |
| Insurance     | \$0.96         | \$233.50          | \$2,802.00         |
| <b>TOTALS</b> | <b>\$15.53</b> | <b>\$3,778.97</b> | <b>\$45,347.60</b> |

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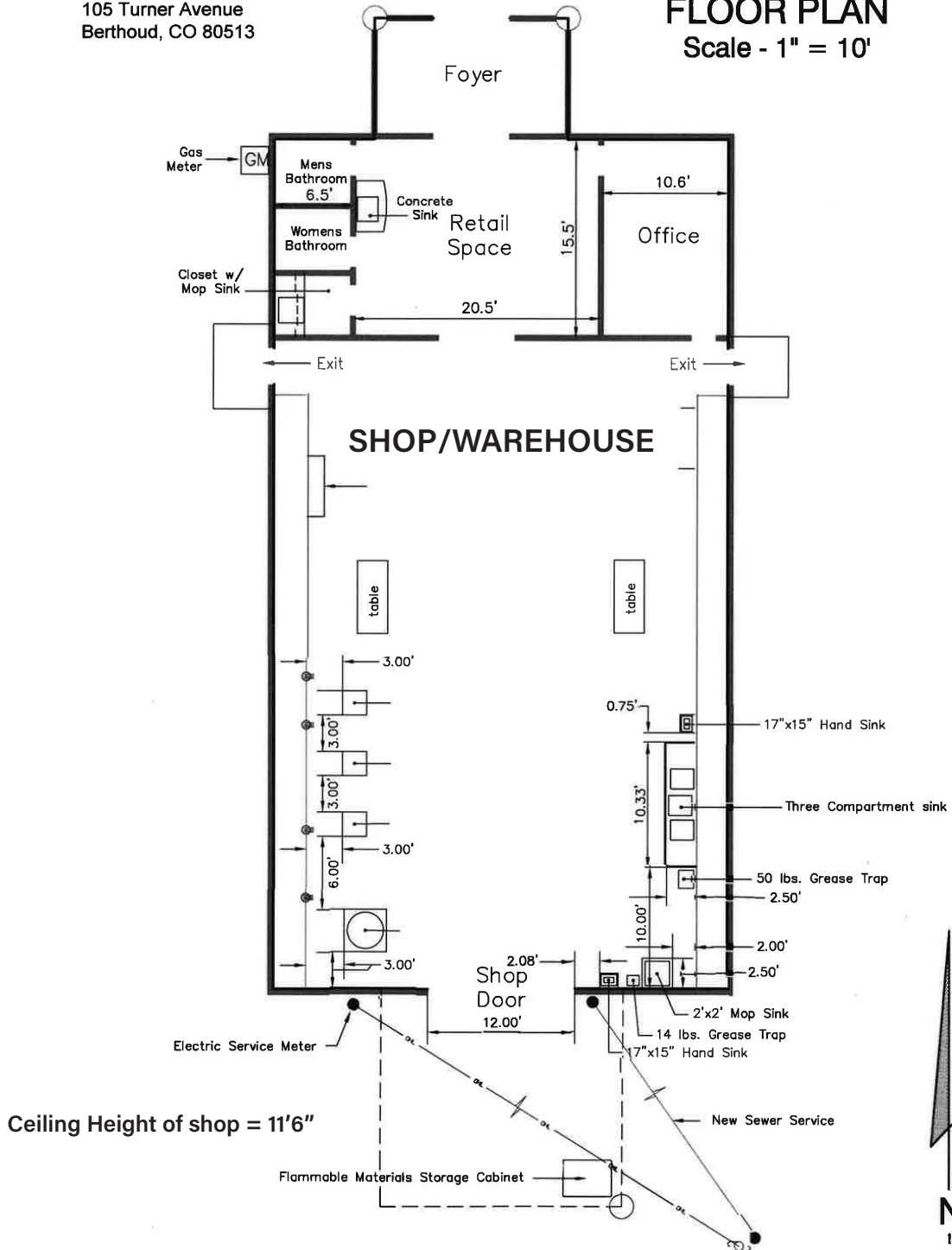
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## FLOOR PLAN

Scale - 1" = 10'



Ceiling Height of shop = 11'6"

