



INDUSTRIAL BUILDING ON 8.79 ACRES

PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **11,100 SF ON 8.79 ACRES**

SALE PRICE: **\$2,695,000**

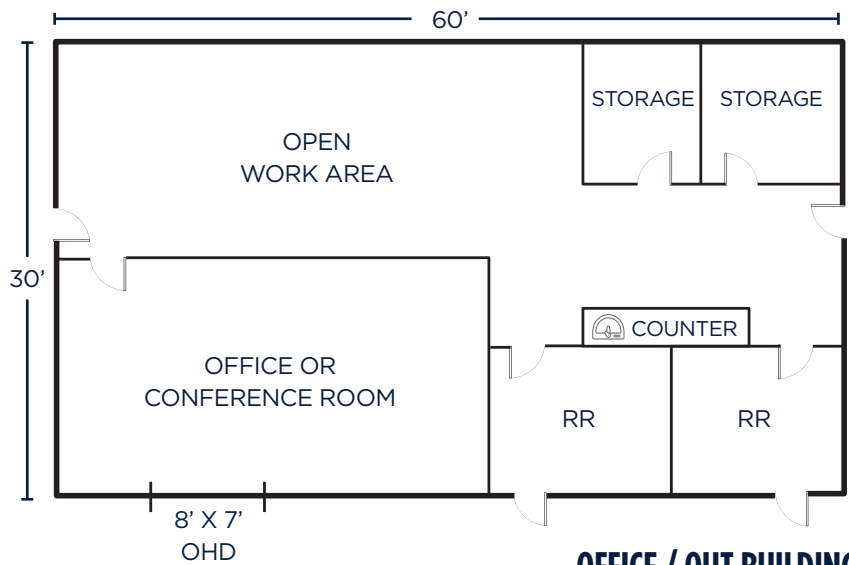
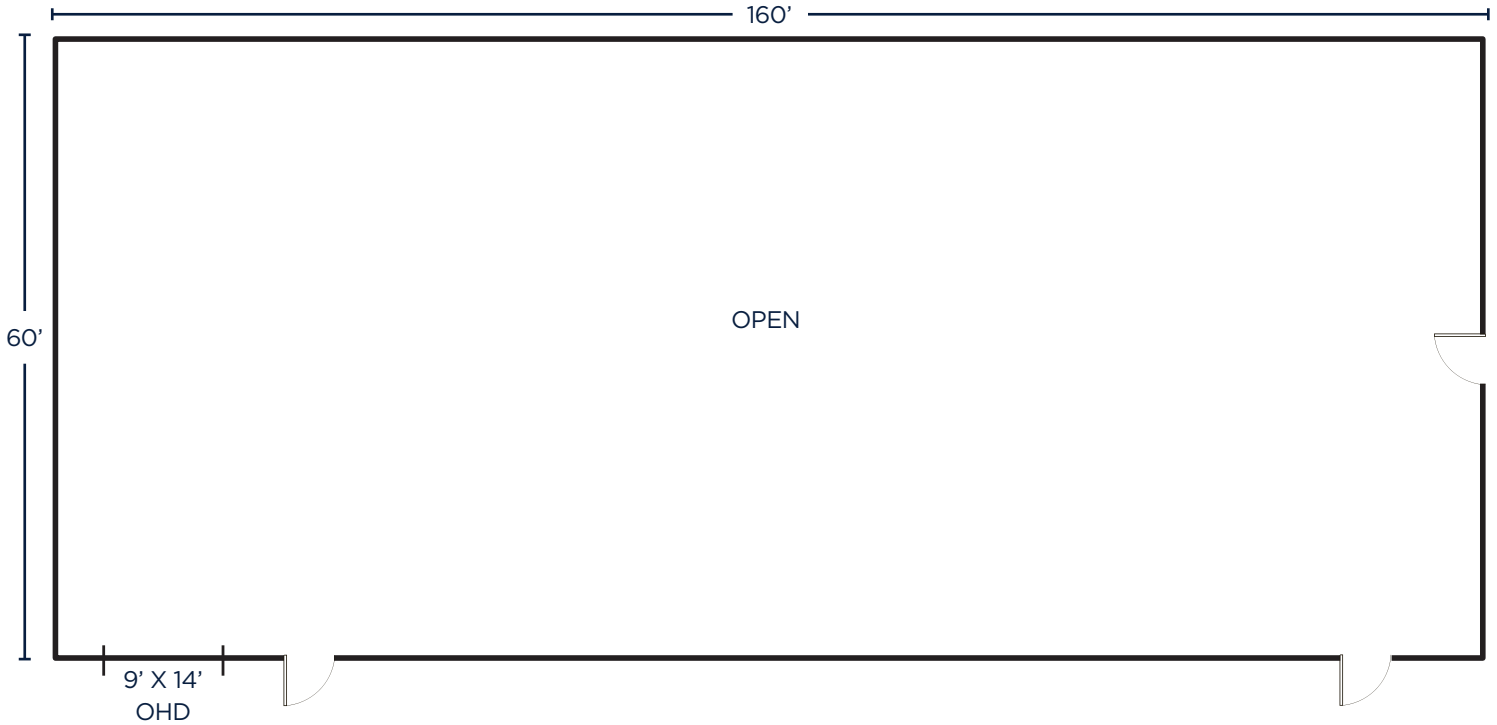


OFFICE & MAIN BUILDING

FEATURES:

- Newer construction - built in 2015
- 9,600 SF metal industrial building
- 1,500 SF office building with A/C
- 8.79 acres of flat and graded land
- Abuts busy 1st Street
- Centrally located between Longmont and Fort Collins
- C2 zoning - General Commercial
- Currently used as a baseball training facility but has many other uses
- Potential to subdivide
- Easy access to I-25
- Located in the rapidly growing Town of Berthoud

MAIN BUILDING



OFFICE / OUT BUILDING

FEATURED PROPERTY

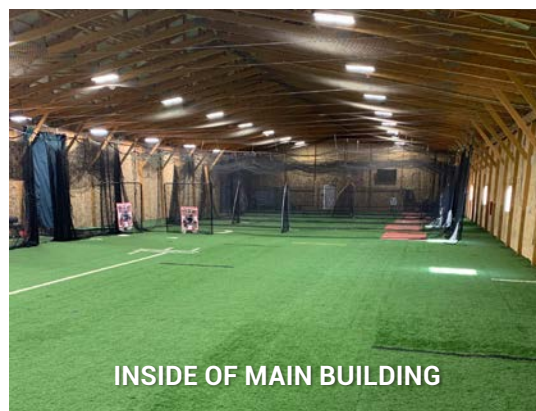
2530 CLAYTON PLACE • BERTHOUD, CO 80513



9,600 SF MAIN BUILDING



OFFICE BUILDING OPEN AREA



INSIDE OF MAIN BUILDING



OFFICE KITCHENETTE



FACING WEST

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

Bruce Campbell Broker
970.231.6824
bruce@realtec.com

Patrick O'Donnell Broker
970.231.5576
patricko@realtec.com

DEMOGRAPHICS & SITE LOCATION

2530 CLAYTON PLACE • BERTHOUD, CO 80513

19.2

MILES
TO FORT COLLINS

5.5

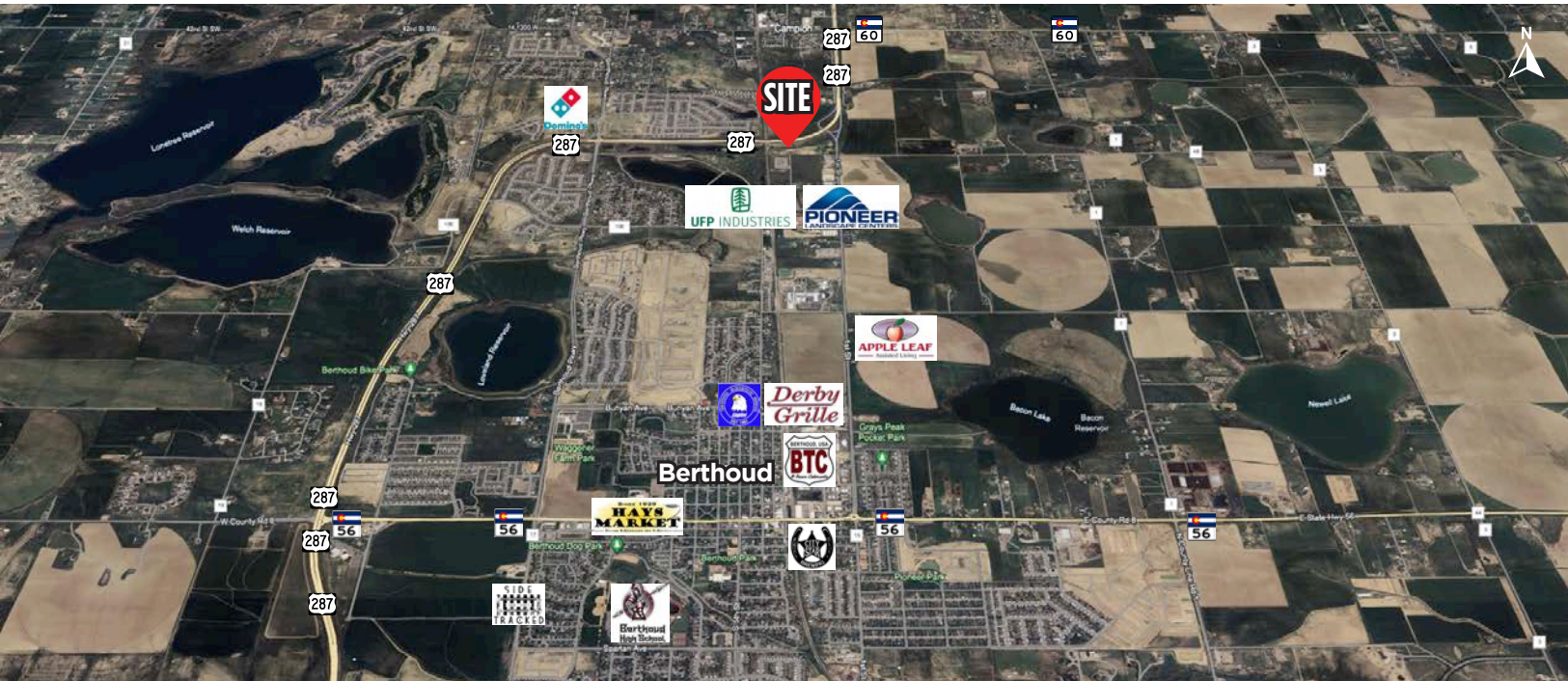
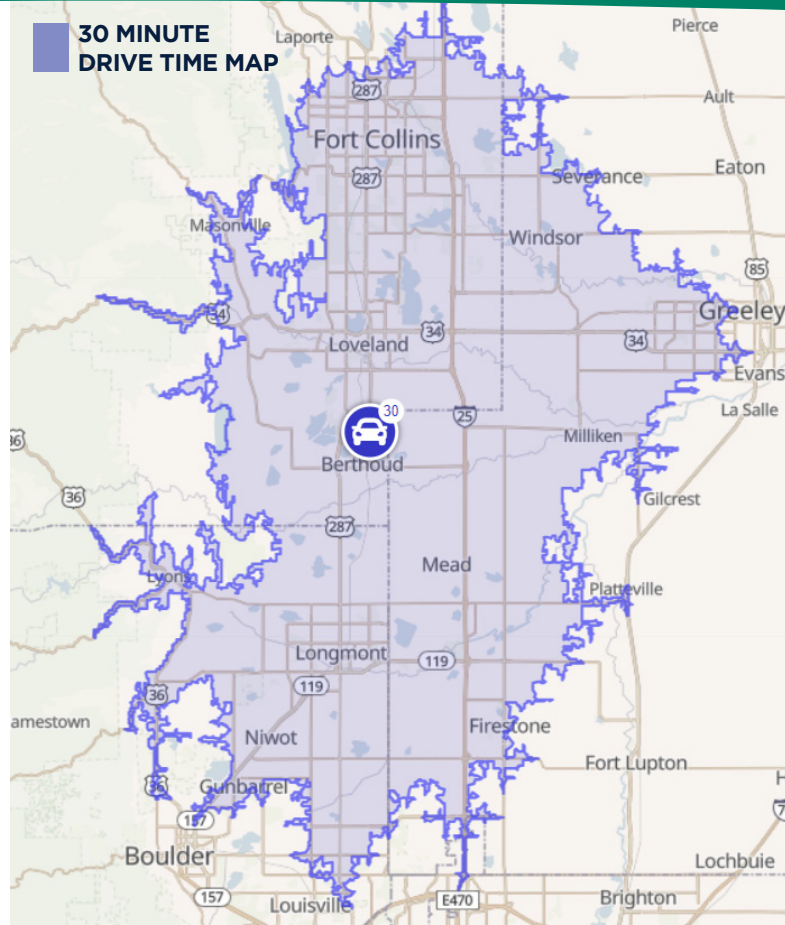
MILES
TO LOVELAND

14

MILES
LONGMONT

13.3

MILES
TO I-25



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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