

INDUSTRIAL  
FOR LEASE

# 259 30TH STREET

:: GREELEY, CO 80631



## LOCATION



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INFORMATION  
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<b>AVAILABLE:</b>	±130,494 SF
<b>YARD:</b>	±12.20 AC
<b>OFFICE:</b>	±5,000 SF
<b>CLEARANCE:</b>	30' clear minimum
<b>LOADING:</b>	(2) docks, (1) 16' x 16' grade level drive-in doors
<b>ELECTRICAL:</b>	To be verified by an electrician
<b>COLUMN SPACING:</b>	60' x 60' (varies)
<b>SPRINKLER:</b>	Wet system (dry system above rail/receiving docks)
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	IM - Industrial Medium Density
<b>RAIL:</b>	6 rail doors, serviced by Union Pacific
<b>LEASE RATE:</b>	\$4.50/SF Gross

## FEATURES

- Former RR Donnelley Plant
- Located in the Greeley / Weld Enterprise Zone
- Large Manufacturing / Distribution Opportunity

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**CBRE**

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## ADDITIONAL FEATURES

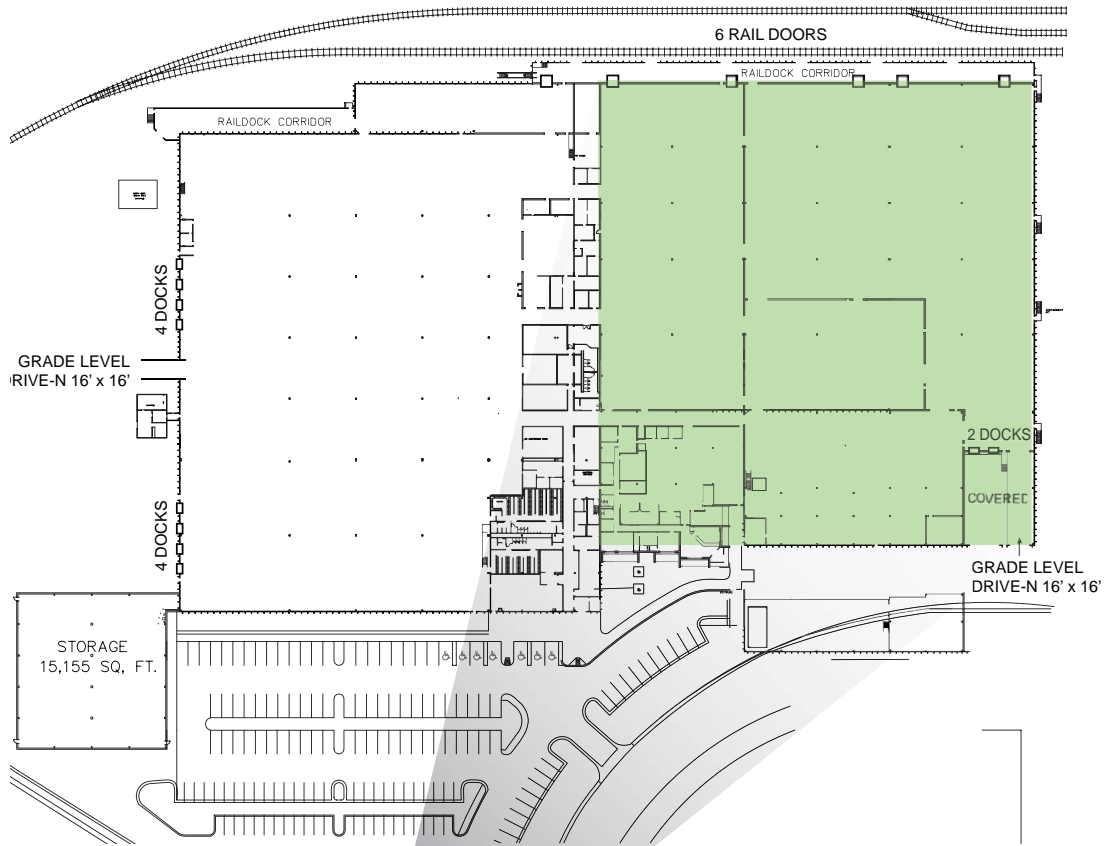
Great access at the US 85 and Colorado State Highway 34 intersection

Excellent access to employee base

Aggressive business community

Former telephone book printing facility

## SITE PLAN



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## AERIAL

