

COMMERCIAL FLEX & WAREHOUSE UNITS

HIGHPOINTE BUSINESS PARK - NEAR THE SEC OF HIGHWAY 34 AND HIGHWAY 257

FOR LEASE

11520 W 21ST ST, UNIT 4 & 5,
GREELEY, CO 80634

Move-In Ready!



FLEX/WAREHOUSE UNITS AVAILABLE FOR LEASE

Available:	Unit 4 - 4,416± SF (flex space) Unit 5 - 4,817± SF (warehouse space) Total - 9,233± SF (units can be contiguous)
Lease Rate:	\$16.00 / SF NNN - Unit 4 \$14.00 / SF NNN - Unit 5
Est. NNN:	\$5.00 / SF
Clear Height:	24'±
Power:	3-Phase - 277/480V, 225A
Total Building Parking:	70 Spaces (2.64 / 1,000 SF)

Prime flex & warehouse units in west Greeley's Highpoint Business Park, offering easy access to Highways 257 and 34.

- Unit 4: Spacious office, conference room, flex/storage area, open-work space, 12'x12' OHD, and two private restrooms
- Unit 5: Warehouse space with 16'x16' OHD.
- Building signage available
- Low NNN costs (no metro district)

NEWMARK

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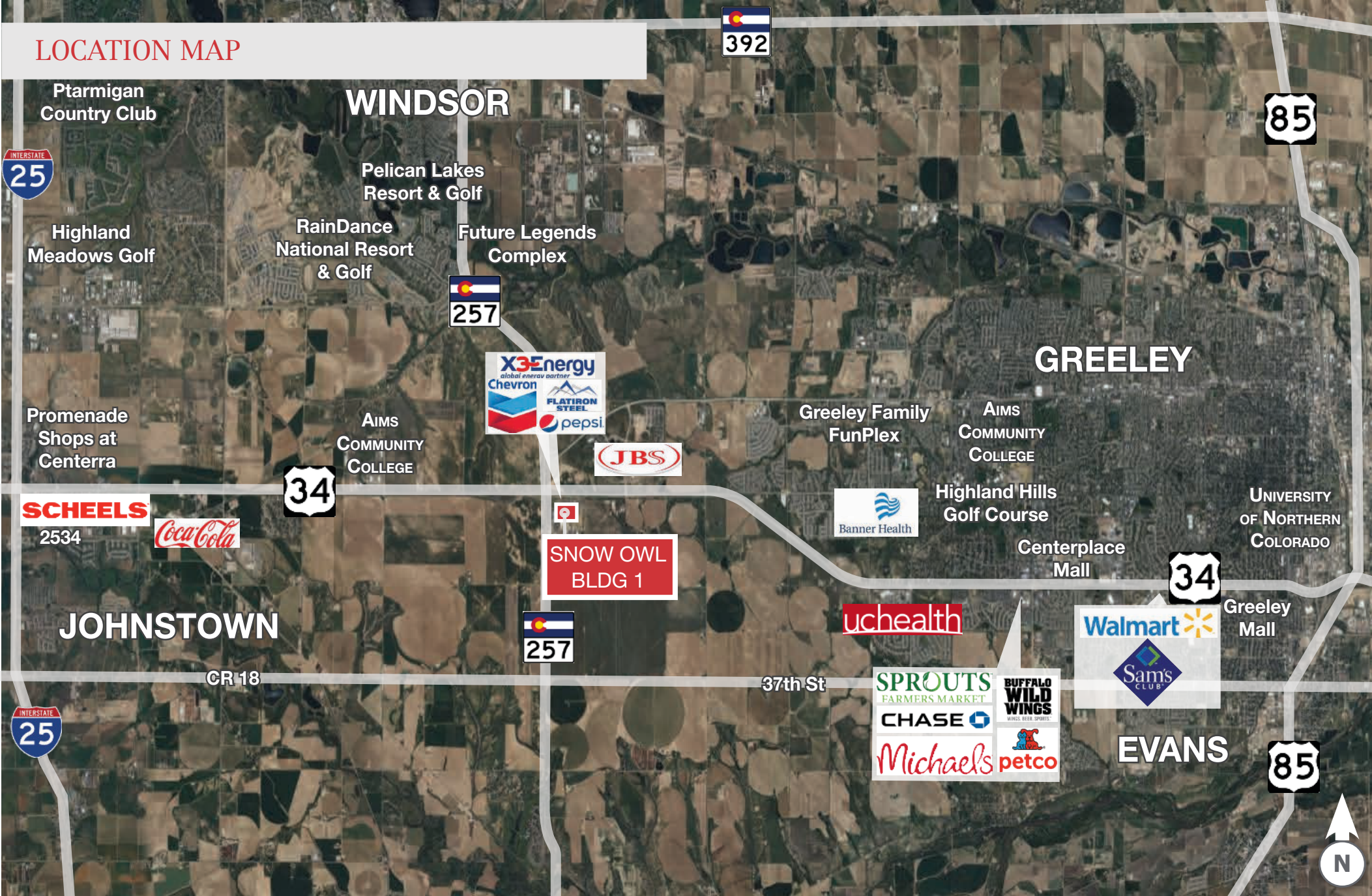
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LOCATION MAP



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BUILDING PHOTOS



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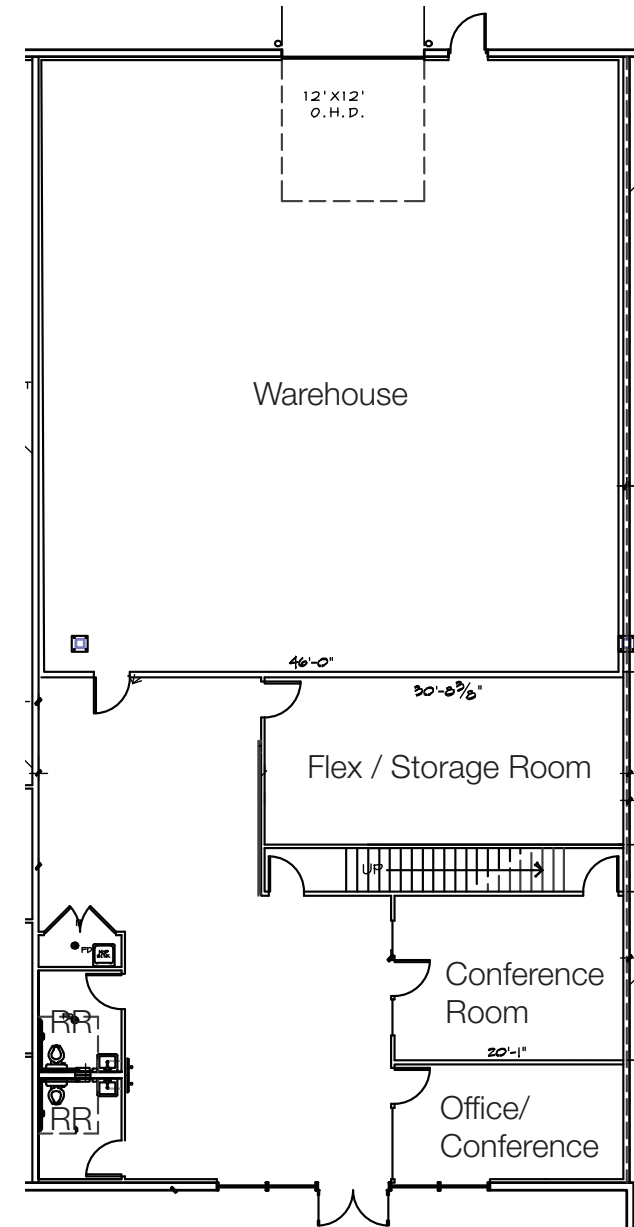
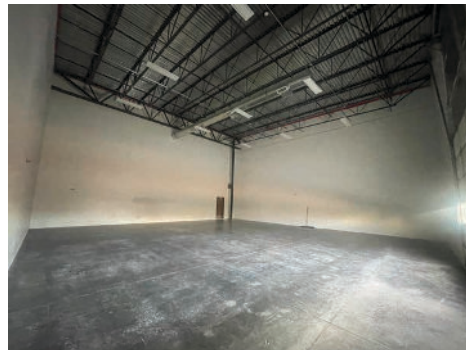
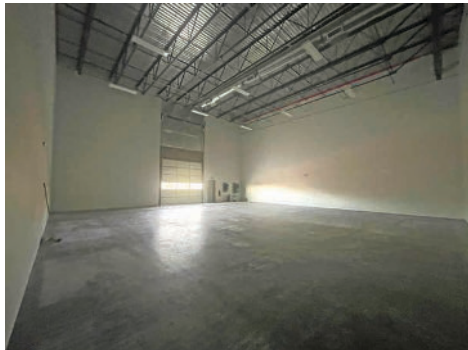
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UNIT 4 - PHOTOS & FLOOR PLAN



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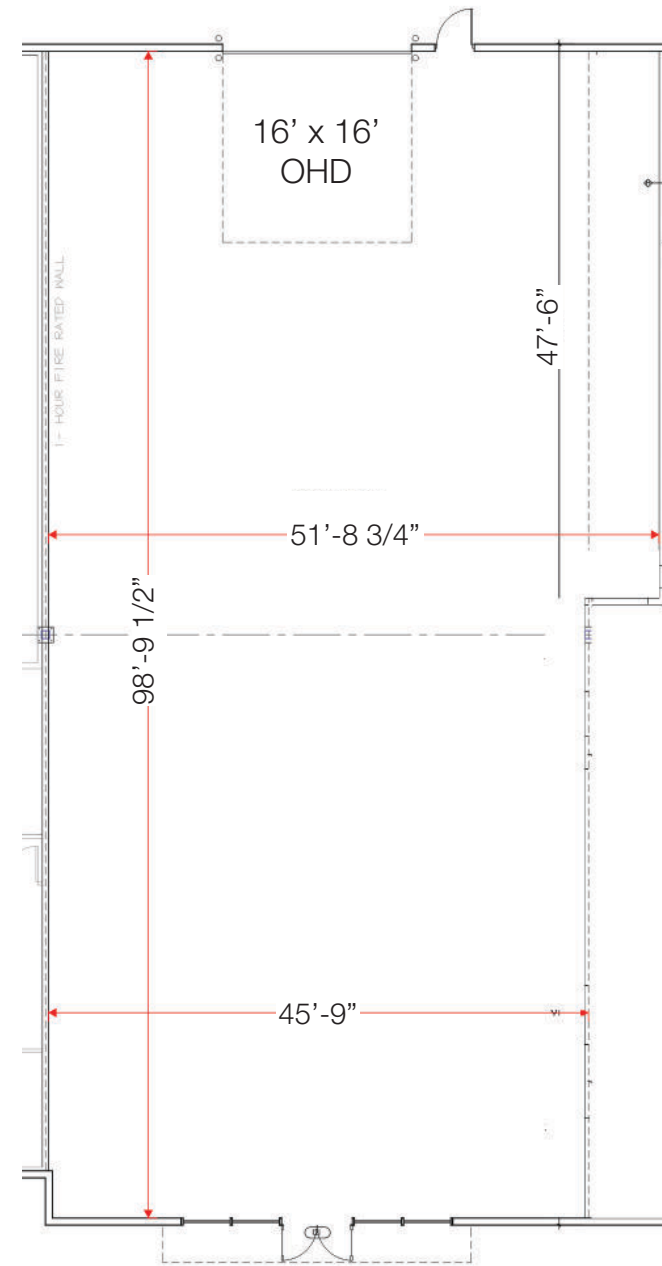
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UNIT 5 - PHOTOS & FLOOR PLAN



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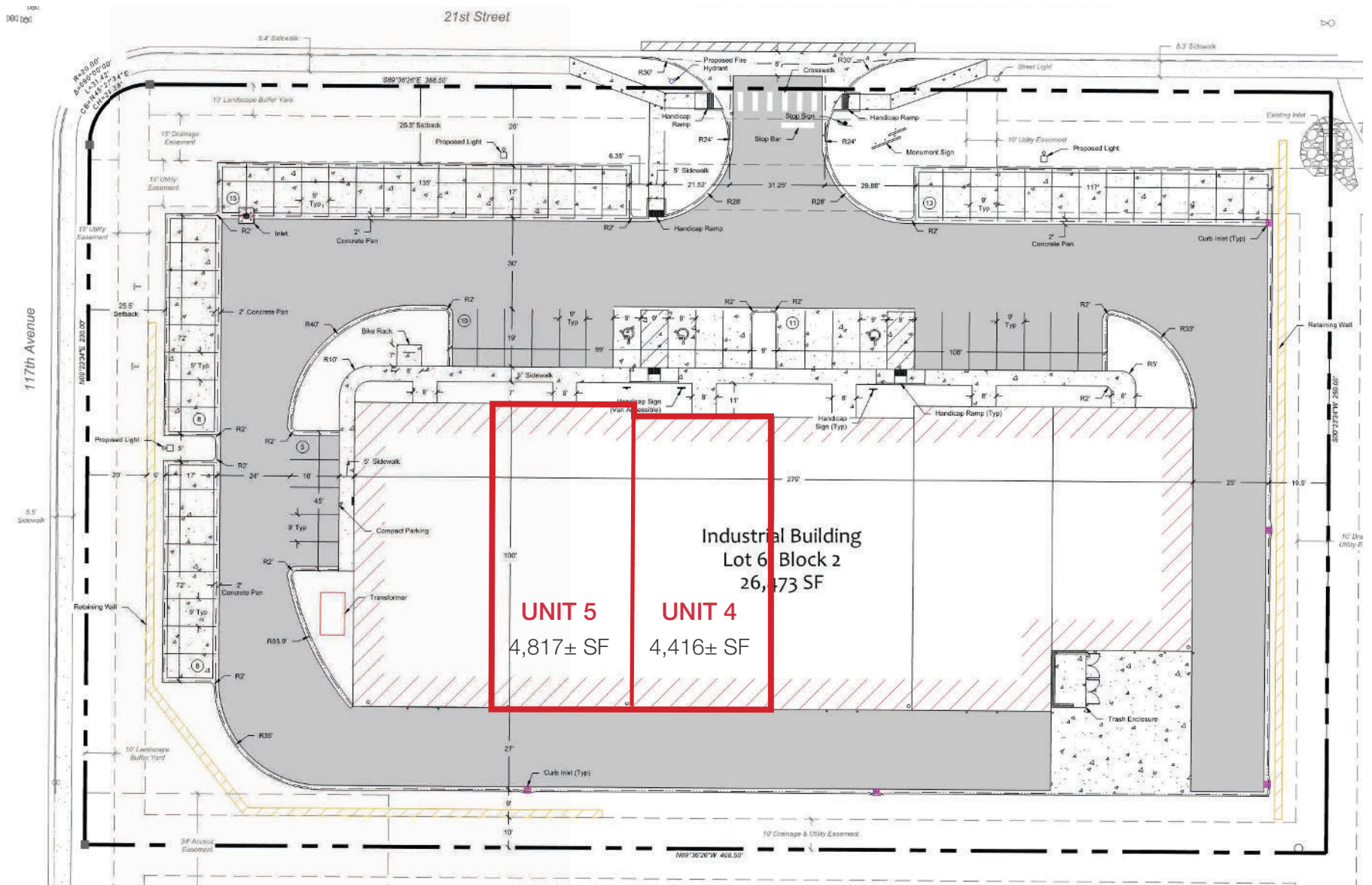
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SITE PLAN



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LOCATION & PROPERTY INFORMATION

DRIVE TIMES TO / FROM PROPERTY

Fort Collins	20 Minutes
Windsor	10 Minutes
Loveland	10 Minutes
Johnstown	12 Minutes
Downtown Greeley	14 Minutes
Evans	17 Minutes

NEARBY SERVICES / AMENITIES

UCHealth Greeley Hospital
Greeley FunPlex
Highland Hills Golf Course
Chick - Fil - A
Red Robin
Scheels

Buffalo Wild Wings
Applebee's Grill
Safeway
Target
Hobby Lobby
King Soopers

Sprouts
Aims Community College
Walmart
Best Buy
Walgreens
Big 5 Sporting Goods



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UTILITY PROVIDERS:

Electric - Poudre Valley REA
Gas - Atmos Energy
Water - City of Greeley
Sewer - City of Greeley

ZONING:

I-M (Industrial - Medium Density)

PERMITTED USES:

1. Animal Care
2. Assembly
3. Automobile – Repair/Service
4. Manufacturing
5. Commercial Services
6. Food & Beverage
7. Office
8. Recreation
9. Research & Testing Labs
10. Transportation
11. Warehousing / Storage
12. Well Drilling Companies

*The above uses may be permitted administratively according to the Greeley Municipal Code as of the date this brochure was published. Please note that the above categories may be abbreviated or summarized. All parties should view the full list of uses within the Greeley City Code and are highly encouraged to contact the City of Greeley in order to verify these uses. The above information may change or be updated from time to time, without notice.

A link to the code is available here: [Click Here](#)

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