



2409 W. 10TH STREET

Greeley, CO 80634

AUTOMOTIVE RETAIL / SHOP SPACE • 17,200 SF LOT



FOR LEASE

SAM VAND

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Selling Made Easy



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PROPERTY HIGHLIGHTS

RATE

\$19.78/SF

NNN's

Approx. \$4.83/SF

CITY/COUNTY

Greeley / Weld

ABOUT THE PROPERTY

- 17,200 SF lot
- Four 12-foot garage door bays (2 in the front, 2 in the back)
- Corrugated metal panel fence with alley access through the back
- Large showroom-style window panels facing 10th Street
- 4 mechanic hydraulic lifts installed

TRAFFIC COUNTS

W. 10th Street 25,117 VPD

Source: CoStar



W. 10th Street retail corridor — surrounded by national tenants



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SHOP & SHOWROOM



TURNKEY SHOP SETUP

Open shop floor with 4 hydraulic lifts in place, drive-through bay layout front to back, and a finished reception/showroom area with big window frontage on one of Greeley's busiest retail corridors.



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FENCED YARD & REAR ACCESS



Secure yard — corrugated metal fence, alley access



Rear bays — two of the four 12' garage doors

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