514 14th Street
Greeley, CO

FOR SALE

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STEP COMMERCIAL

Property Notes:

A well-improved single-occupant industrial facility on 1.033 acres in Greeley, Colorado. Featuring 480V, 400-amp 3-phase electrical service upgradeable to 600 amps, three points of access including a dock-high door and two drive-in doors, and a partially fenced yard for secure outdoor storage. The fabrication business and equipment currently on-site are also available for separate purchase. Seller willing to sign 2-year lease back.

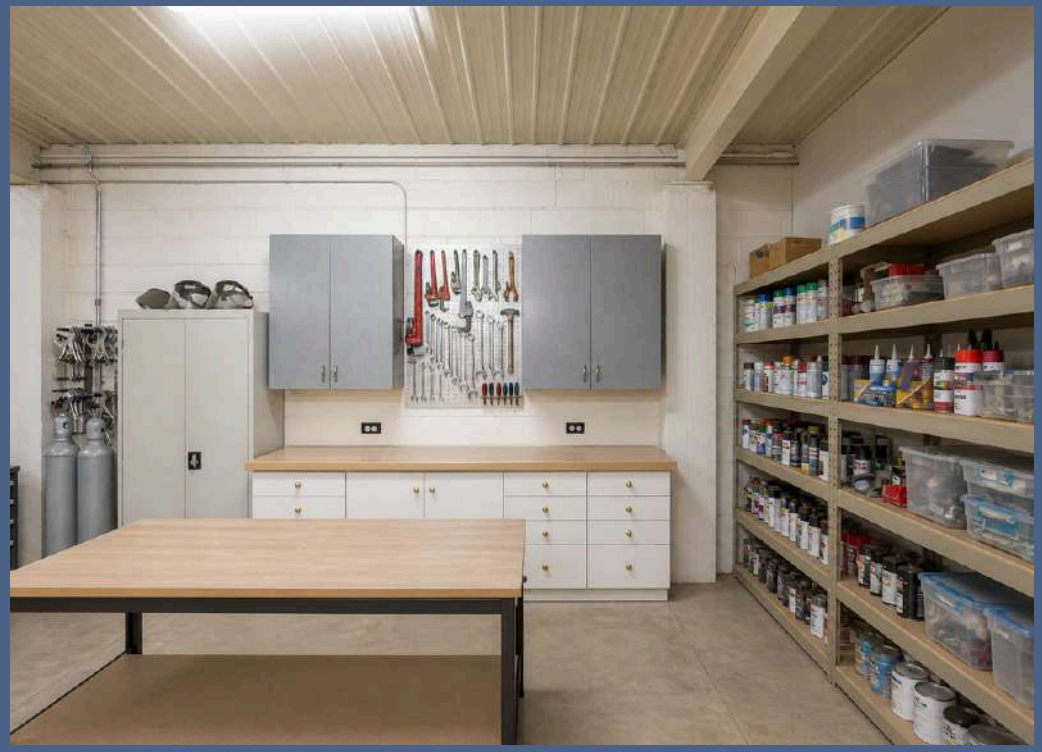
Asking Price:	$1,950,000
Building Size:	12,233 SF
Lot Size:	1.03 Acres
Net Income	$134,563
Zoning:	L-1

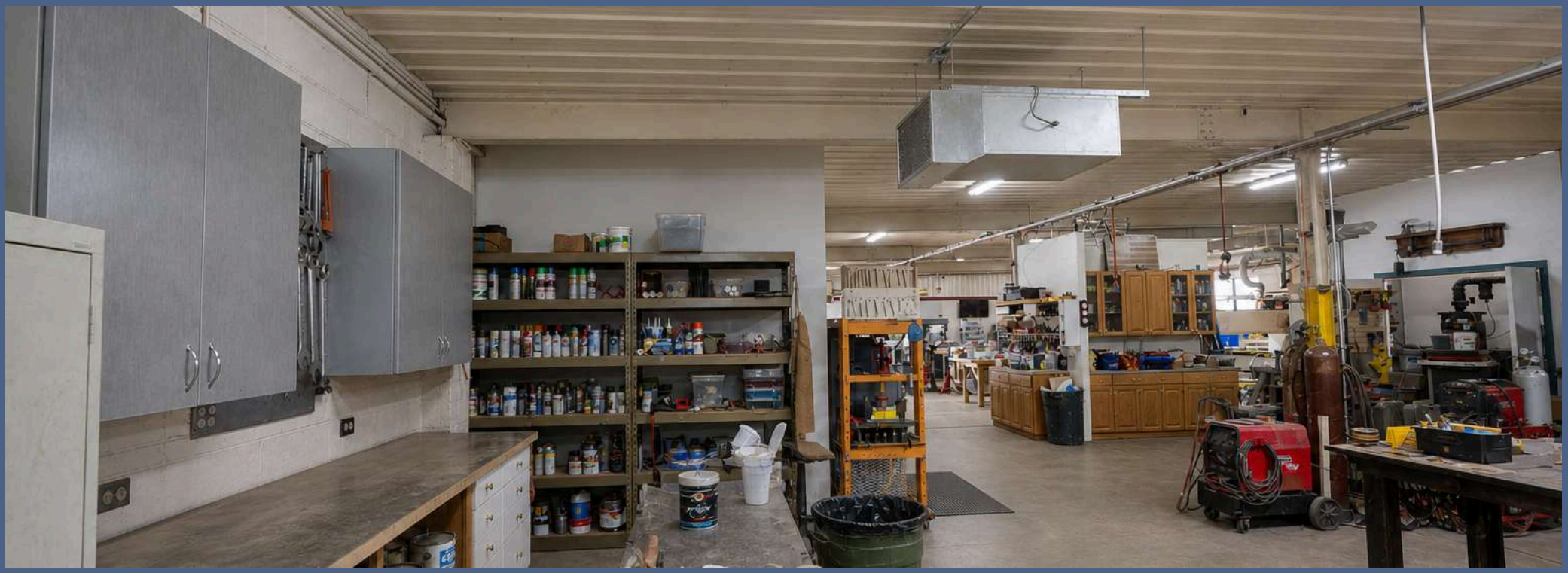
Location Description

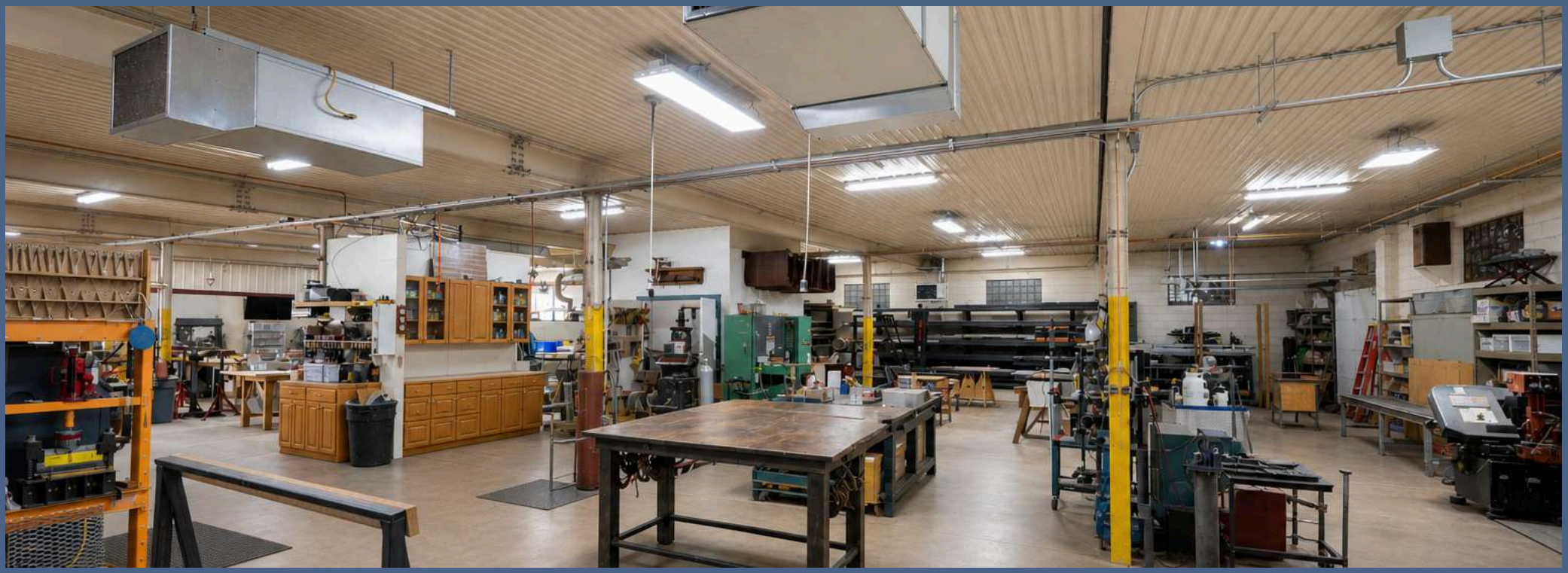
Situated in Greeley, Colorado, 514 14th Street benefits from excellent regional connectivity along the US-34 and US-85 corridors, providing direct access to the broader Northern Colorado market and the Denver metro area to the south. Greeley's established industrial base and skilled workforce make it a strong hub for manufacturing and distribution operations.

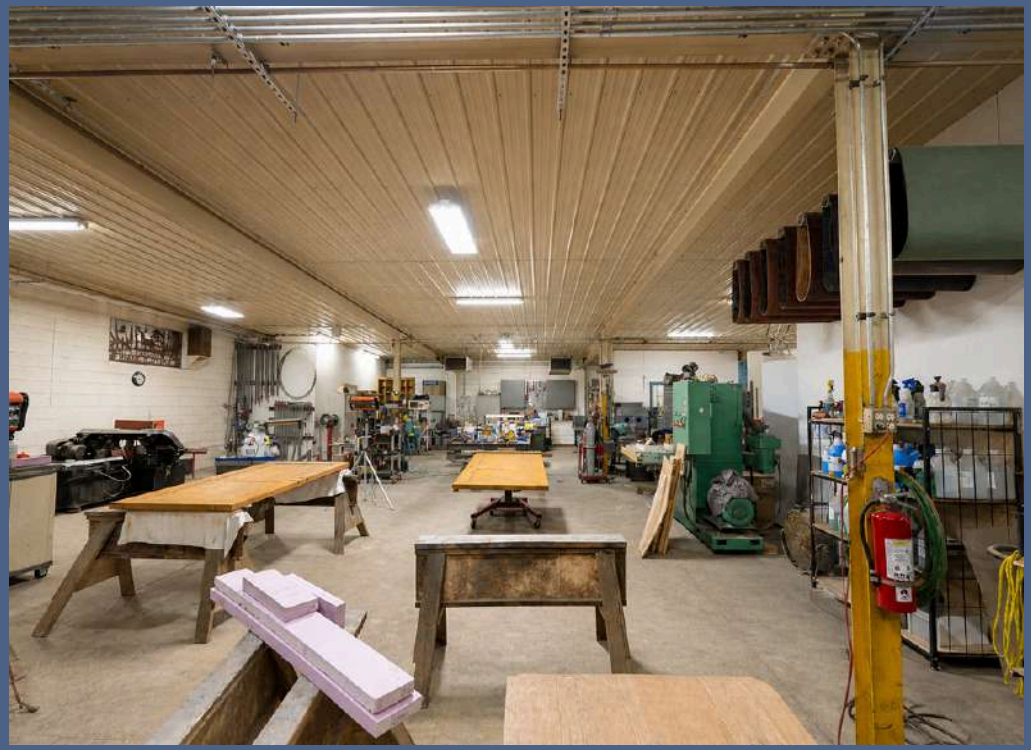
Property Highlights

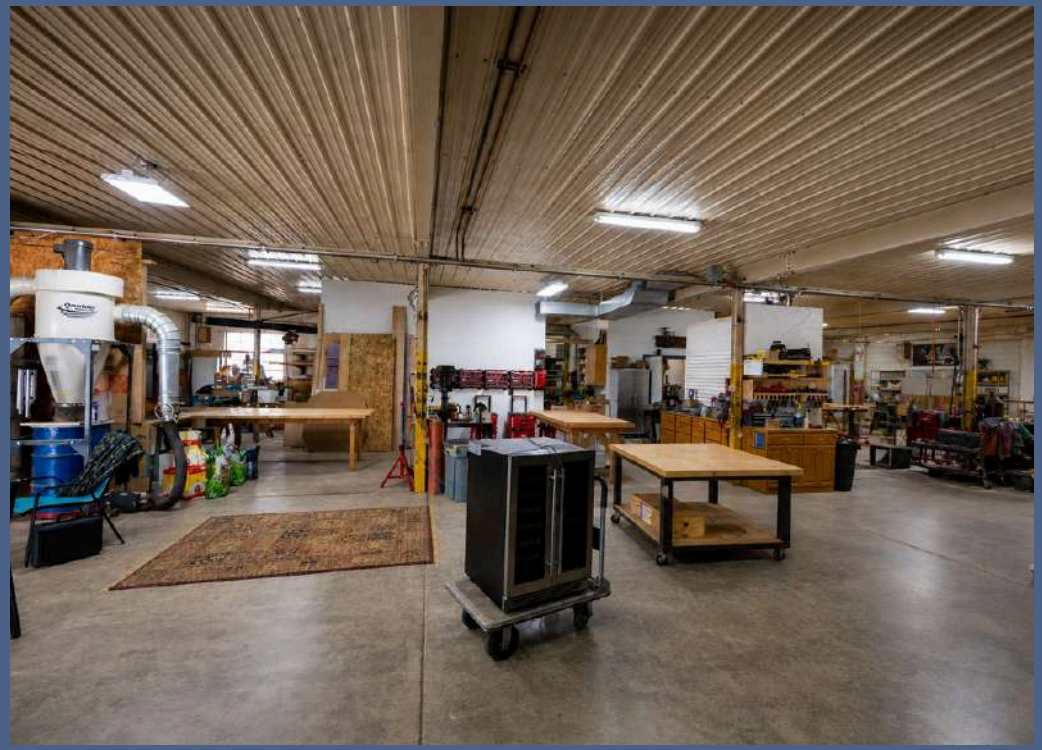
- Single occupant industrial building available for sale
- Sale price for real estate only; however, fabrication business and equipment also separately for sale
- Building underwent extensive interior and exterior improvements; UP rail spur adjacent to property
- 1-16′x12′ drive-in door, 1-8′x8′ drive-in door, 1-dock high door
- 480v, 400amp 3-ph service currently, (transformer upgradeable to 600 amp service)
- Lot size: 1.033 acres, fully fenced yard
- Seller willing to sign 2 year lease back



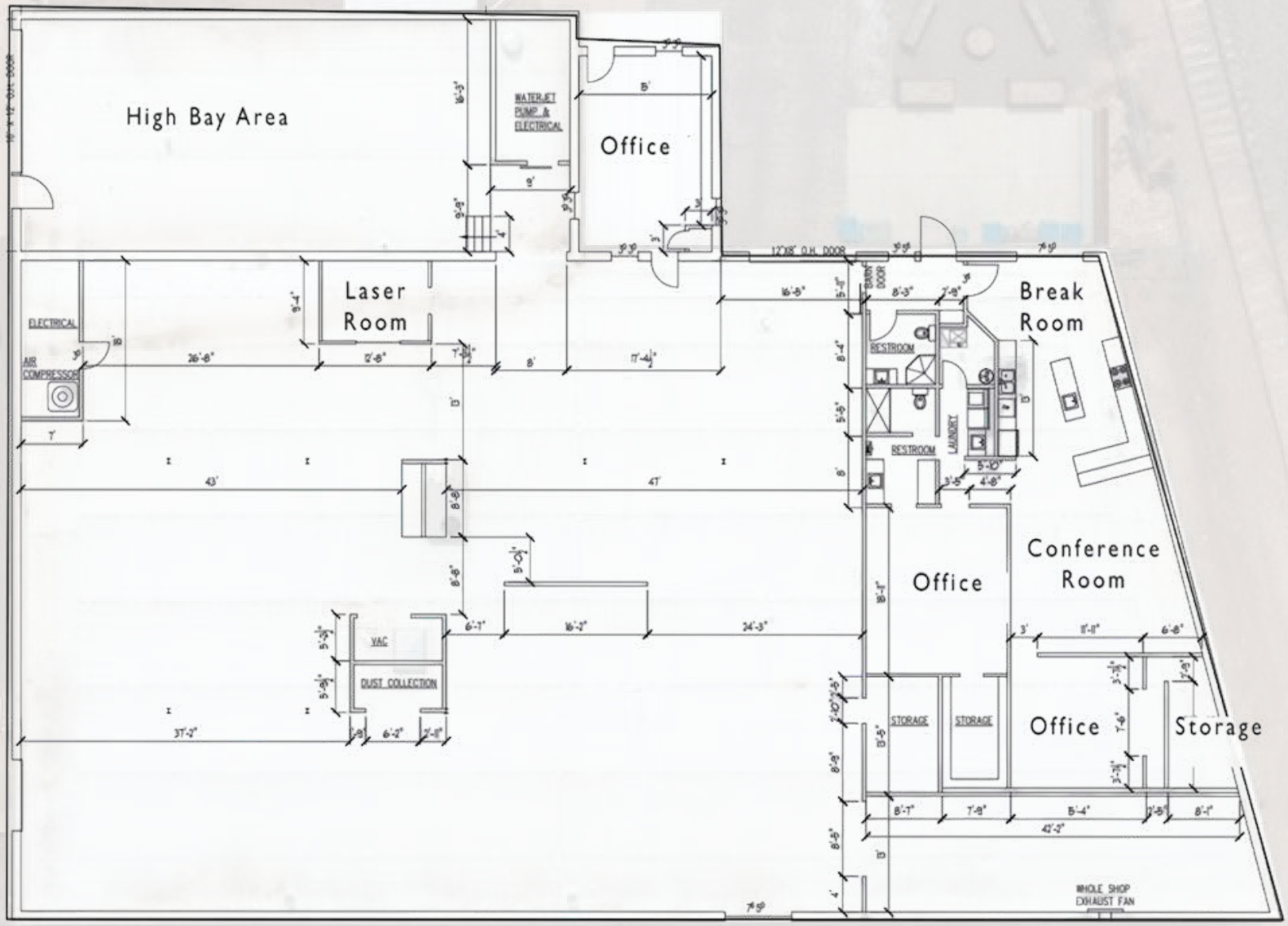






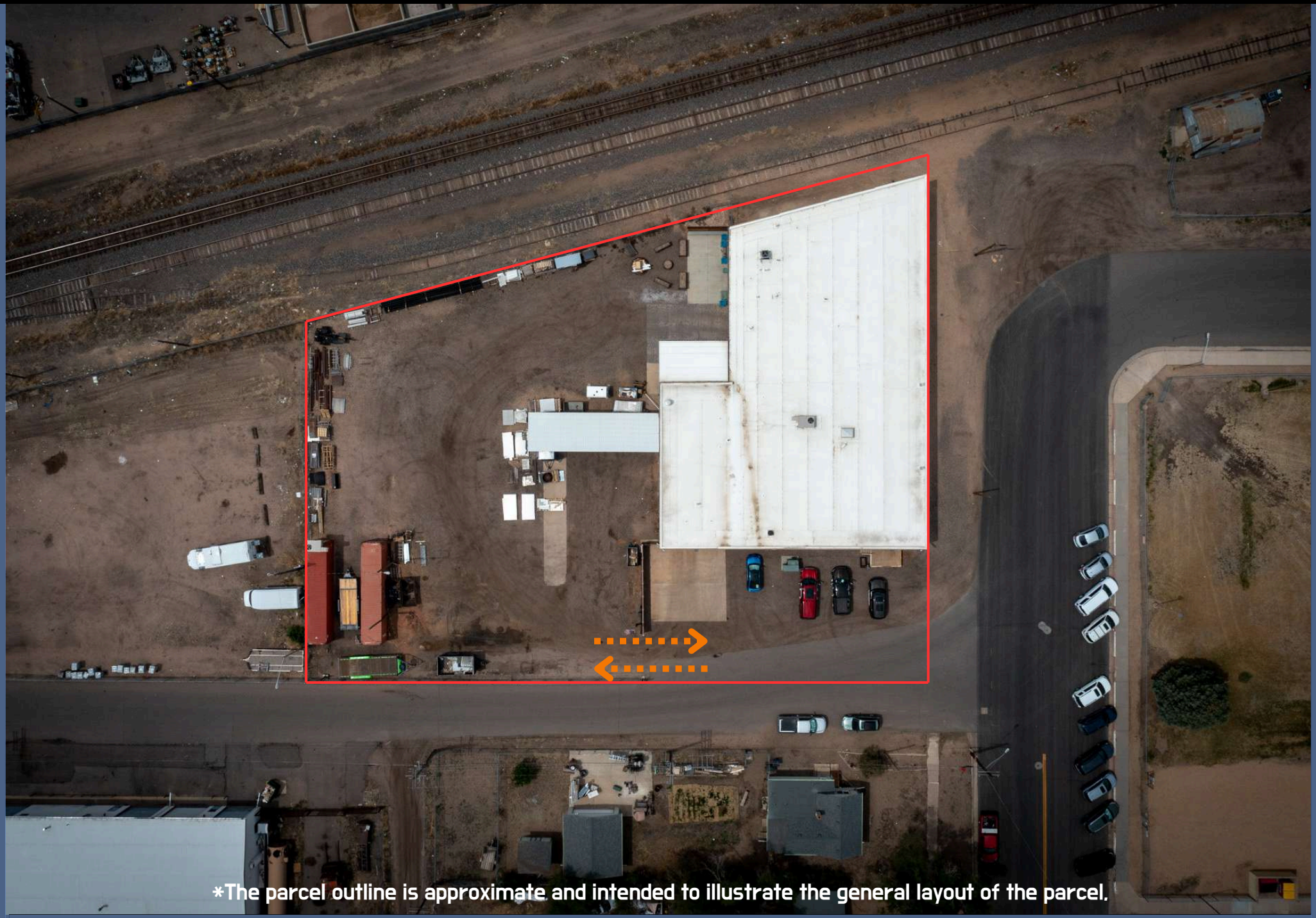


Floorplan



*This floor plan is approximate and intended to illustrate the general layout of the space.

Ingress/Egress



*The parcel outline is approximate and intended to illustrate the general layout of the parcel.

EQUIPMENT AVAILABLE FOR PURCHASE SEPARATE TO THE REAL ESTATE

- Thermwood Shop 40 CNC Rotor
- Disa Dust Collector
- Travian Vacuum Pump
- Custom Tooling & Bits
- Pump Chiller/Cooler Silver Star
- Komatsu Forklift
- Mega Auto Metal Saw
- Hotsy 795SS
- Lincoln Electric #1
- Lincoln Electric #2
- Wood Splitter
- Oneida Dust Collector
- Mag Drill
- Small Tools Equipment Floater
- Waterjet
- Waterjet Controller
- Laser
- Hypertherm Pump
- Spare Intensifier Pump
- Sand Blast Cabinet
- Time Saver Sander
- Hydraulic Fab Table 4x8
- Two (2) small Hydraulic Press w/attachments
- 12' Crap Table
- Inventor Wood
- Inventor Steel
- 15 Hp 100 Gallon Air Compressor w/12 Airports and 3/4 Copper Air Lines
- Miscellaneous Rolling Carts
- Work Benches
- Storage Cabinets
- Shop Washer & Gas Dryer
- Five (5) Flat Screen Televisions
- Sound System in Shop Area
- Storage Racks for Wood and Steel Inside and Out
- Spray Guns and Paint Equipment
- Mini Hardware Room
- Electrical Supplies
- Two (2) 40' Containers with Miscellaneous Items
- Main Office Executive Desk, Conference Table, Miscellaneous
- Two (2) Small Overhead Cranes w/Swing Arms
- Procunier Tapping & Drilling
- Three (3) Upright Drill Presses
- 12" Compound, Sliding Miter Saw on 24" Wide, 41" High, 14' Rolling Table
- Gas Bottles, Welding & Tig Supplies, Cutting Torches
- Two (2) Pallet Jacks
- Welding Bench
- Large Tool Cabinet w/Tools
- Yellow Flammable Storage Cabinet
- Two (2) Ceiling Mt. Air Filtration Systems
- Dodge Pick Up
- Maxx D Trailer
- Norstar Dump Trailer
- JLG - Tele Boom Forklift/Loader
- Dell Computer - XPS
- Asus Monitor
- Brother Printer - HL-L2370DW
- Epson Printer & Scanner
- MSI Laptop
- Dell Computer w/ Monitor and Mouse

– CONTACT US FOR PRICING INFORMATION

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Take the Next Step

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