

FOR LEASE

# 601 1ST STREET

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Berthoud, CO 80513

PRESENTED BY:

**COBEY WESS**

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CO #100024581





## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr (NNN)
<b>NNN:</b>	\$3.56
<b>BUILDING SIZE:</b>	4,952 SF
<b>LOT SIZE:</b>	25,306 SF
<b>GRADE LEVEL DOORS</b>	3
<b>CEILING HEIGHT</b>	10-14 FT
<b>YEAR BUILT:</b>	1971
<b>ZONING:</b>	Light Industrial
<b>MARKET:</b>	Northern Colorado

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## PROPERTY OVERVIEW

Property is located in central Berthoud, Colorado. This Northern Colorado location is conveniently positioned close to several communities and has quick access to Interstate 25 and Highway 287. This free standing building provides a flexible floorplan ideal for manufacturing, storage, and shop uses. The space contains shop and warehouse space, 3 overhead doors (8x10), 2 bathrooms and a fireproof room. The building contains recently upgraded power and ventilation systems, allowing increased flexibility for storing and producing temperature sensitive products.

## PROPERTY HIGHLIGHTS

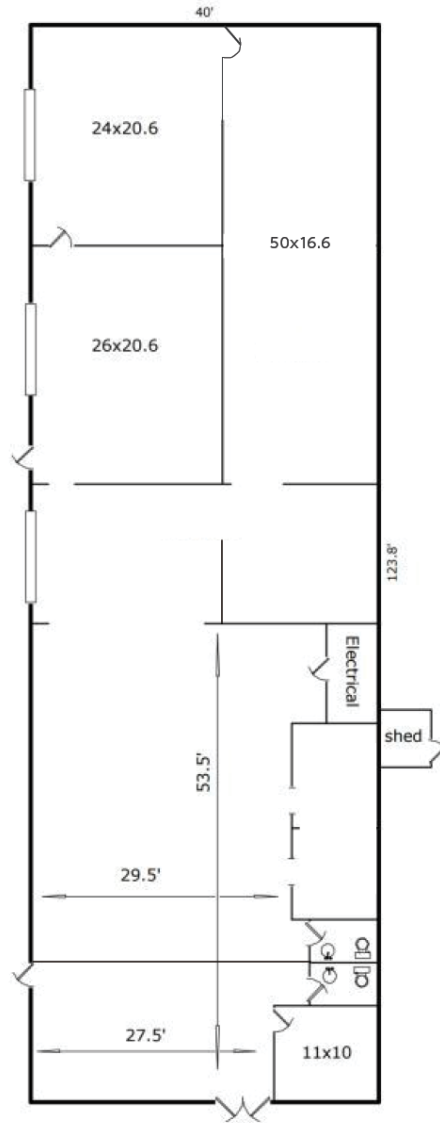
- Previous tenant was CBD manufacturing that outgrew the space. Building is an ideal fit for this use.
- Landlord prefers a gross lease with Tenant responsible for maintenance and Landlord pays taxes and building insurance
- 3 overhead doors (8x10) with some outdoor storage
- Power: 3 phase, 480 amp, 120 and 208 V
- Solar panels provide reduced utility bills



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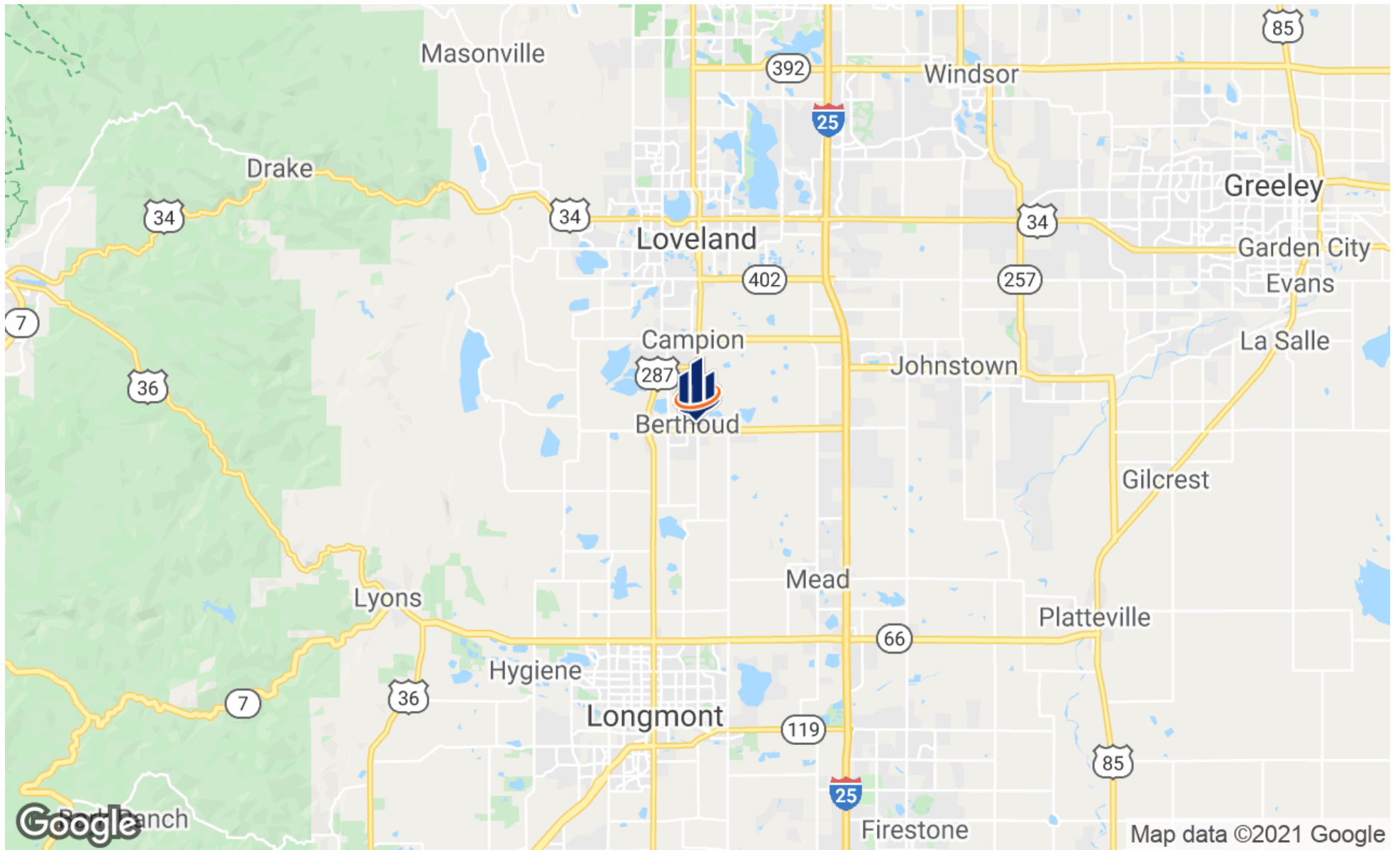
Gross Bldg Area: 4952 SF



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