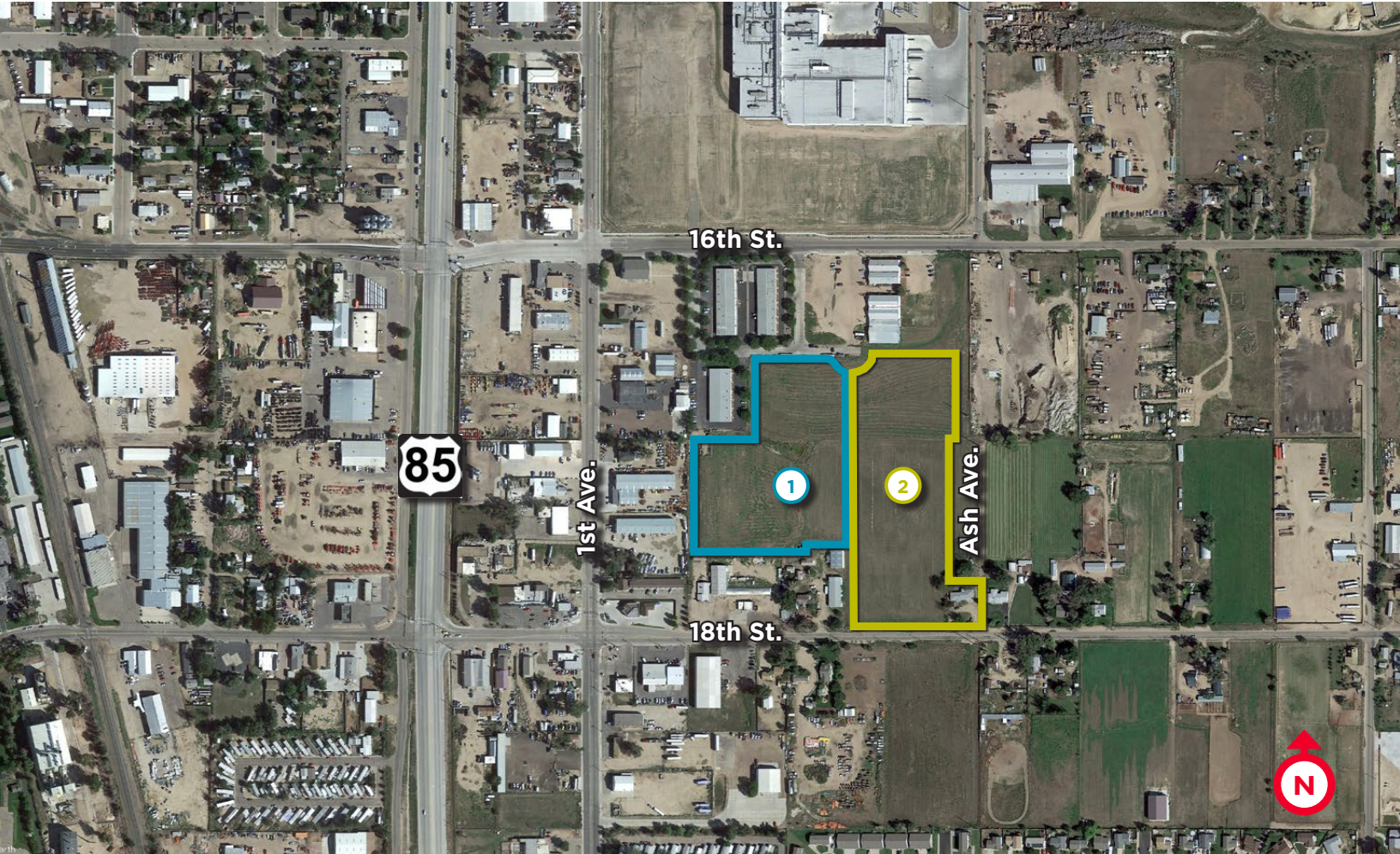


FOR SALE

# Ironwood Business Park | Lots 1-2

Greeley, Colorado 80631



## INDUSTRIAL LOTS FOR SALE \$6.00/SF OR \$200-\$215/SF BUILD-TO-SUIT

Ironwood Business Park offers two industrial lots available for purchase or as a potential build-to-suit opportunity. Zoned I-M and located within the Enterprise Zone, Ironwood Business Park is centrally located in Weld County and at the epicenter of oil and gas activity in the area. One quarter mile east of Highway 85, accessibility along with its central location make these lots a potential fit for a variety of uses. Please call the listing broker with additional questions. *Please see reverse for site plan.*

Sale Listing Information			Build-to-Suit Listing Information		
Lot	Available Size	\$/SF	Lot	Available Size	\$/SF
1	231,621 SF (5.317 Acres)	\$6.00/SF	1	231,621 SF (5.317 Acres)	\$200-\$215 Core and Shell
2	291,128 SF (6.683 Acres)	\$6.00/SF	2	291,128 SF (6.683 Acres)	\$200-\$215 Core and Shell

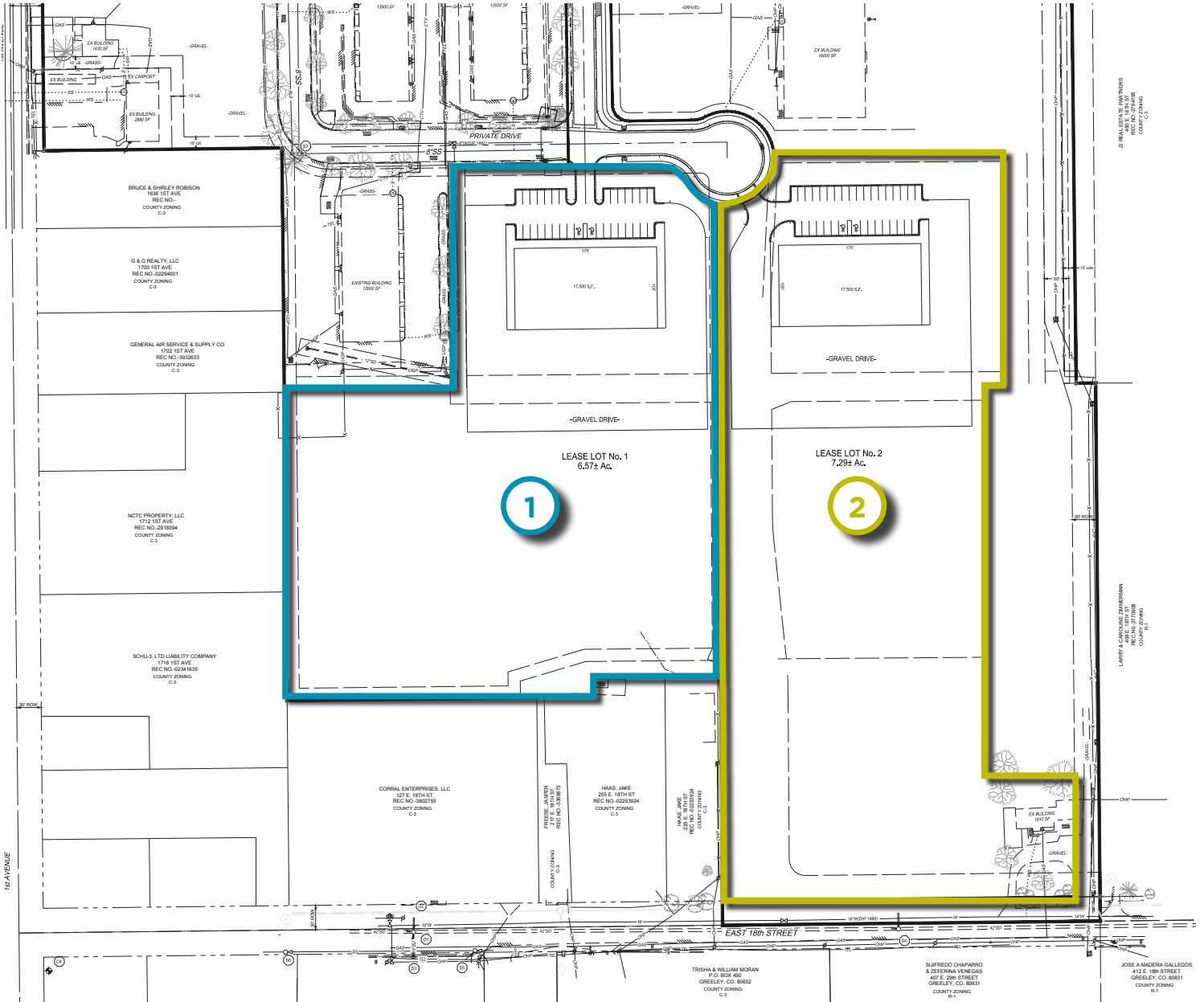
FOR SALE

# Ironwood Business Park | Lots 1-2

Greeley, Colorado 80631



## SITE PLAN



For more information, please contact:

**Travis Ackerman**  
Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)