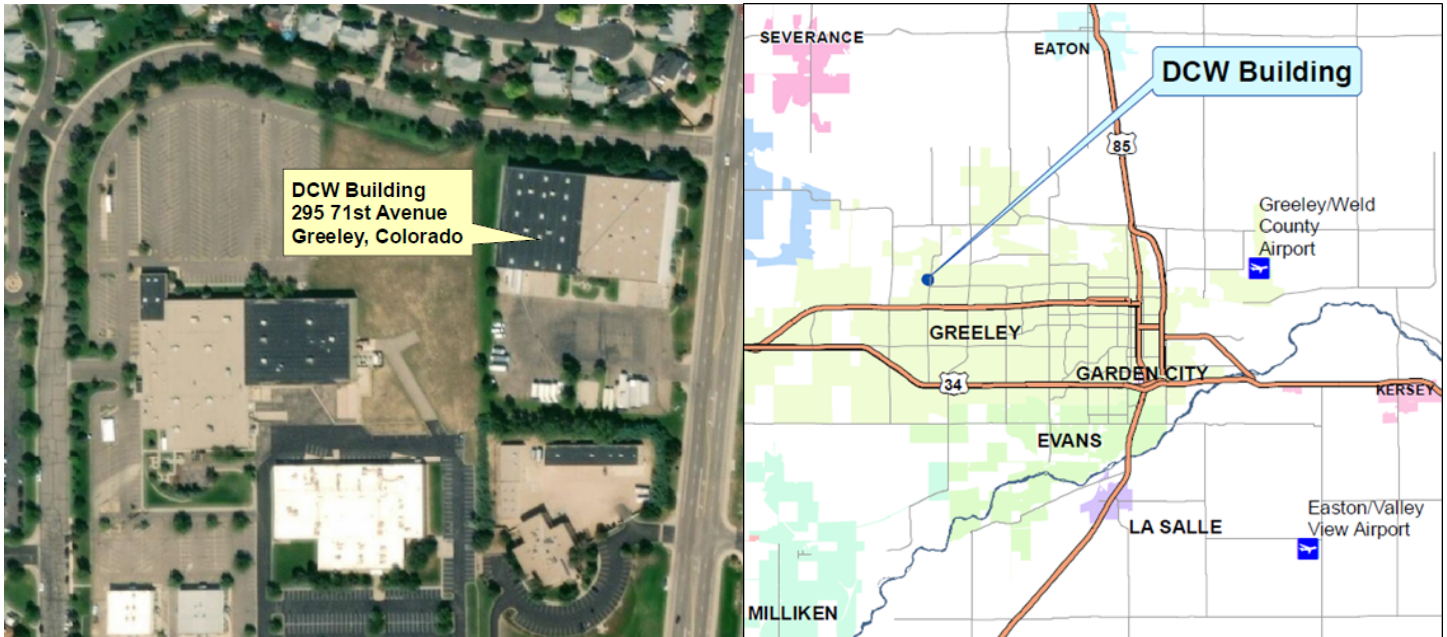


295 71st AVENUE, GREELEY, CO

DISTRIBUTION CENTER WAREHOUSE

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	295 71st Avenue, Greeley, Colorado
Owner/ Representative	B&B Real Estate LLC - Robert Burke, 970.330.5346
Size	72,000 square feet
Zoning	I-L Industrial, Low Intensity
Preferred Industry	
Asking Price	\$7.00 per square foot; \$3.00 per square foot NNN; 3 - 9 year lease terms available
Highway Access	~6 miles to Hwy 34, 6 miles to Hwy 257, ~4 miles to Hwy 392, 8 miles to Hwy 85, 13.5 miles to I-25
Air Access	9 miles to Greeley Weld County Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 12.47kV; Secondary service – 120V/240V/480V
Natural Gas	Atmos Energy. 1-1/4" gas line serving the site
Water	City of Greeley. 16 inch looped, 2750 GMP per fire flow test, 50 psi
Sewer	City of Greeley. 8 inch, 400 GPM
Telecom/Fiber	CenturyLink up to 100 Mbps; Rise Broadband 15 Mbps; Comcast Business up to 250 Mbps.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan		Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

**Economic Development Contact:****Name:**

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Director

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