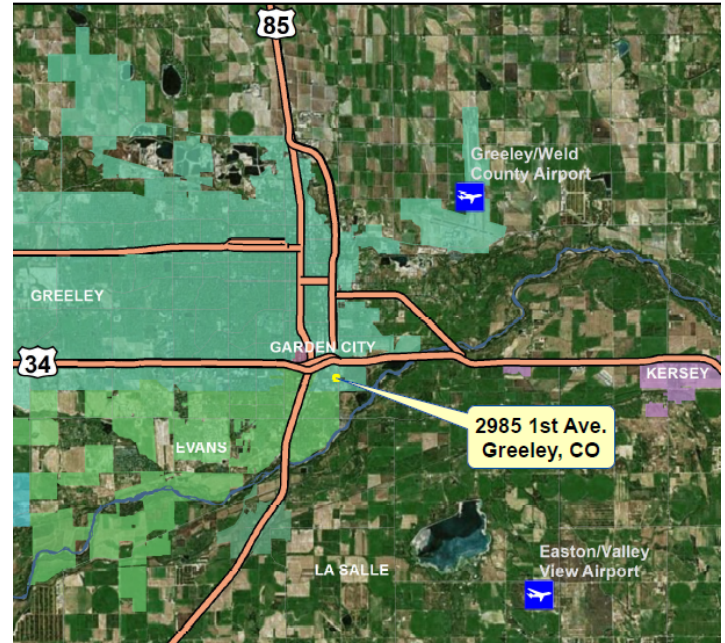


2985 1st AVENUE GREELEY, CO

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	2985 1st Avenue, Greeley, CO
Owner/ Representative	Wheeler Properties, Ron Randel, Ron@wheelerpropertiesinc.com, 970.590.6222
Size	46,600 square feet (4,679 square feet of office space), 4.68 acres, 1.53 acres (fenced)
Zoning	I-M / Radiant Heat
Asking Price	\$6,750,000, \$144.85 / square foot, lease rate of \$11.25 / square foot
Highway Access	<1 mile to Highway 34 and Highway 85, ~20 miles to I-25
Air Access	5 miles to Greeley Weld-County Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase, looped, underground 12.47 kV service.
Natural Gas	Atmos Energy.
Water	City of Greeley. 1-1/2" water tap line, to 24" water main line.
Sewer	City of Greeley. 4" sewer line serving, to 8" sewer main line.
Telecom/Fiber	Comcast. Coax runs north/south of 1st Avenue, up to 1GB. Fiber is off E 28th Street, up to 10GB's.

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	<input checked="" type="checkbox"/>	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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