

**FOR LEASE**

**1.5 ACRE YARD AVAILABLE**



**INDUSTRIAL**

**15,858 SF - 33,843 SF**

**2231 CLAYTON PLACE,  
BERTHOUD, CO 80513**

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## LEASE SUMMARY

STARTING  
RENT

**\$8.85/SF NNN**

LEASABLE  
UNITS

**15,858 SF - 33,843 SF**

FLEXIBLE  
USES

**Warehouse  
Manufacturing  
Distribution  
R&D**

CAM

**\$3.05/SF**

YARD

**YES - Customizable 1.5 Acres  
(Bonus: Covered Canopy)**

LOT SIZE

**5.4 Acres**

ELECTRICAL  
POWER

**1200 Amps of 480 V  
3-phase**

COLUMN  
SPACING

**78' x 15'**

CLEAR  
HEIGHT

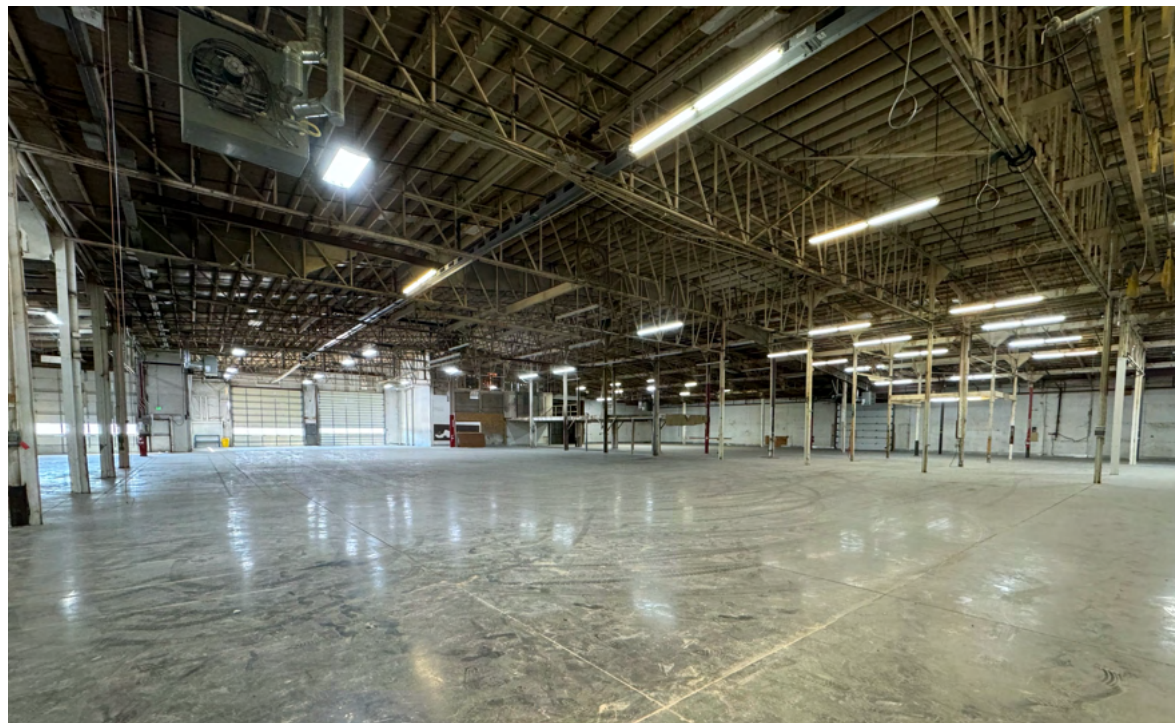
**19'**

LOADING

**5 Dock High & 3 Drive-In  
Doors**

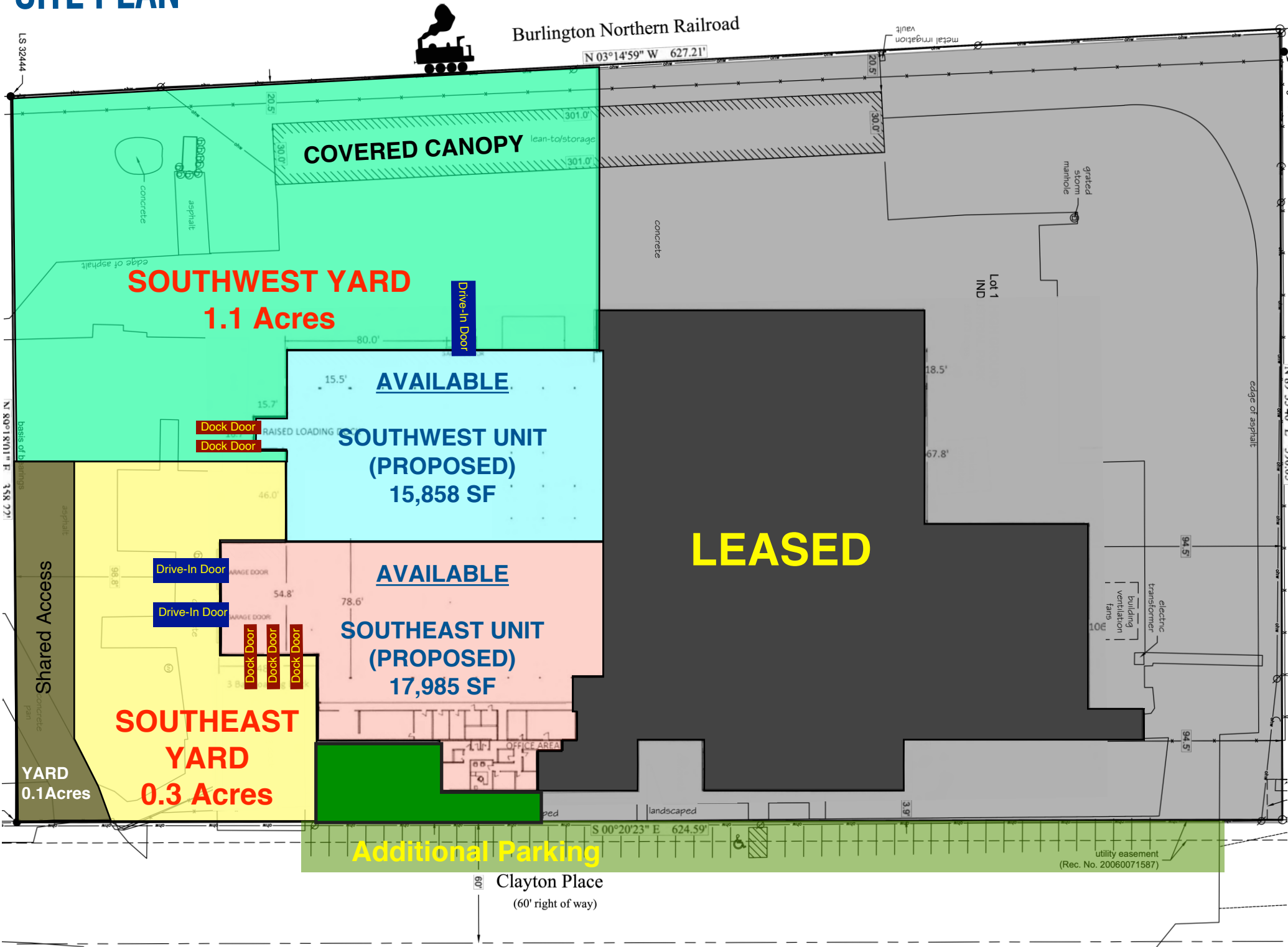
ZONING

**M2 - Industrial**



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# SITE PLAN







**YARD**  
**1.5 Acres**

## PROPERTY OVERVIEW

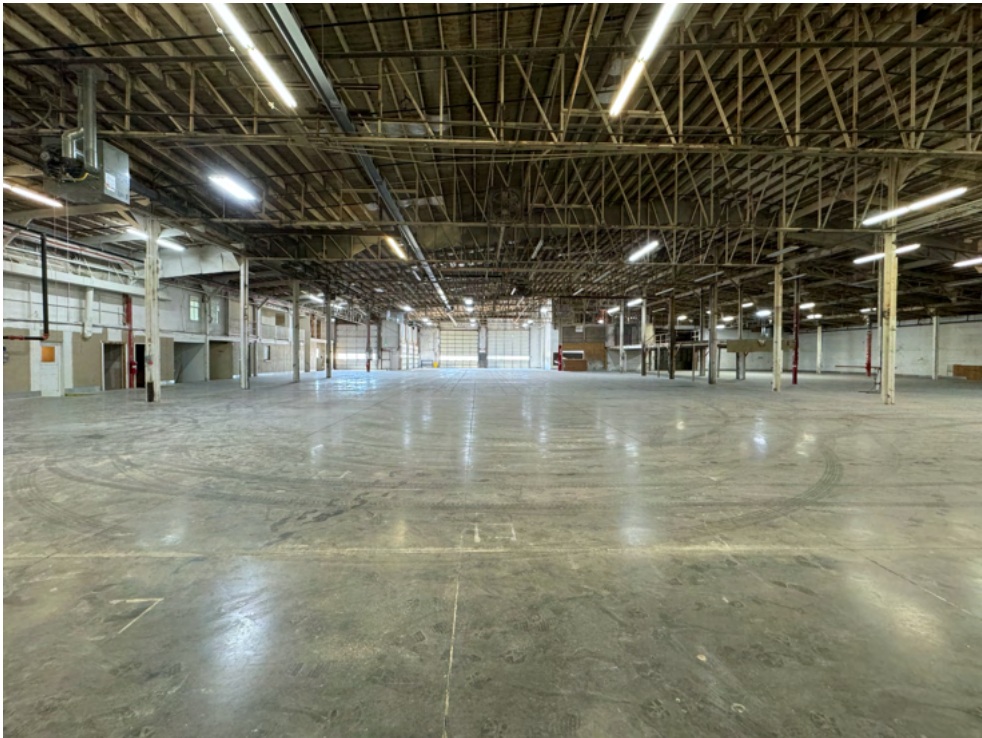
- ✓ Warehouse, Manufacturing, Distribution, R&D
- ✓ Location Near US HWY 287
- ✓ Fully Fire Sprinklered
- ✓ Drive-In/Dock-High Doors
- ✓ HVAC in the Office Space
- ✓ Gas Heaters in the Warehouse
- ✓ 3,200 SF Office Space
- ✓ Fenced/Paved Yard Available

**Bonus: Covered Storage Area**

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# LOCATION



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