

FOR SALE 270 MOUNTAIN AVENUE

BERTHOUD, COLORADO 80513



INDUSTRIAL INVESTMENT

SALE PRICE: \$3,000,000 (\$100/SF)

CAP RATE: 6.75% | NOI: \$203,940

This hard-to-find distribution warehouse consists of 30,000 square feet on 1.66 acres and is currently leased by two separate tenants. The building has five dock-high doors, three rail-dock doors and ample power. It is located in the heart of Berthoud and is an easy ten minute drive to I-25. Pricing is at \$3,000,000 with the in-place income this building produces a 6.75% cap rate. *Please see reverse for aerial and floorplan.*

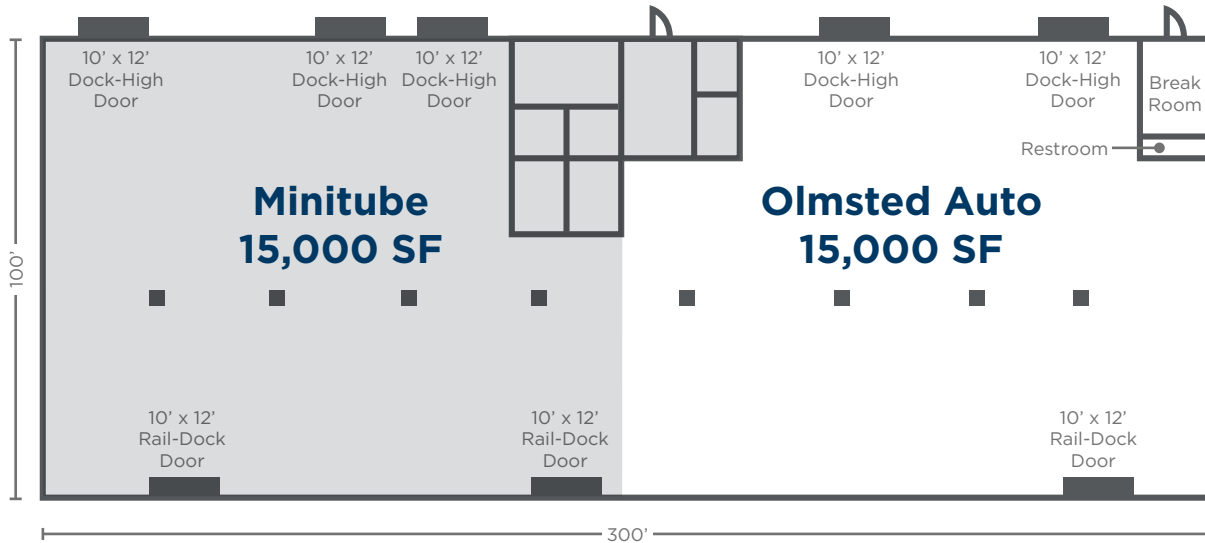
PROPERTY FEATURES

BUILDING SIZE	30,000 SF
SITE SIZE	72,140 SF / 1.66 Acres
ELECTRICAL	480 3-Phase Power (450 amps)
LOADING	5 Dock-high OHD (10' x 12') 3 Rail-dock doors (10' x 12')
YOC	1971
TENANCY	Multi
CLEAR HEIGHT	14' - 17'
COLUMN SPACING	25'
HVAC	Radiant
ZONING	Industrial

	MINITUBE	OLMSTED AUTOMOTIVE
NOI	\$108,150	\$95,790
SF	15,000	15,000
Expiration Date	8/31/2020	4/30/2021
Options	1-3 Years	NONE

FOR SALE 270 MOUNTAIN AVENUE

BERTHOUD, COLORADO 80513



RAILROAD



For more information, please contact:

TRAVIS ACKERMAN
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

MATT HASKELL

M +1 970 690 1690

O +1 970 305 5130

mhaskell@urealtyinc.com

2310 E. Harmony Road, #102

Fort Collins, Colorado 80528

urealtyinc.com