





## 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

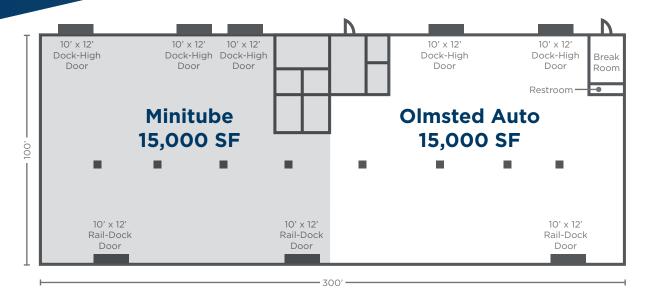
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ZONING	Industrial

	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:

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