

# 4070-4075 CAMELOT CIRCLE

Longmont, CO 80504







## Investment Advisors:

Michael Wafer Jr, SIOR  
Managing Director

t 303-260-4407  
mike.waferjr@nrmk.com

Mike Viehmann, SIOR  
Managing Director

t 303-260-4340  
mike.viehmann@nrmk.com

Mike Wafer, SIOR  
Executive Managing Director

t 303-260-4242  
mike.wafer@nrmk.com

## AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

# NEWMARK





# Table of Contents

**01**

Executive  
Summary

---

**02**

Property  
Overview

---

**03**

Market  
Overview

---





# 01

## EXECUTIVE SUMMARY





---

## Executive Summary

Newmark is pleased to exclusively present the opportunity to acquire 4070-4075 Camelot Circle to qualified buyers.

The property, also known as “Camelot”, is an operational RV/Boat storage facility in Northern Colorado. The 16.89-acre site is well improved with a 6,085 SF office building, parking lot, driveways, paved yard, road base yard, fencing, lighting, automatic gates, drainage, security systems, etc.

Camelot is a well-performing asset due to its great location, improvements, and operational efficiencies. The property’s permissible heavy industrial zoning allows for a variety of additional industrial uses, such as outside storage of building materials, equipment, and vehicles. The short-term nature of RV/Boat tenancy allows a buyer maximum flexibility to best utilize the asset for their needs.

The property is well positioned to meet the needs of today’s Industrial Outdoor Storage “IOS” tenants. This unique offering is an opportunity for a user, investor or developer to purchase a “ready to go” property and quickly reposition to fit their vision.

---

## Offering Terms

Camelot is being offered without an asking price. Buyers should base their offers on an “as is and where is” condition of the property.

Tenancy – RV/Boat storage facility currently. Assumed vacant at closing.

---

## Transaction Timeline & Procedure

Newmark is marketing the Property broadly to users, investors & developers. Interested buyers should submit to Newmark a detailed Letter of Intent which, at a minimum, should include: (a) proposed pricing; (b) a description of their proposed use of the property; (c) due diligence and closing timing; and (d) earnest money deposit amounts. Newmark will consider and negotiate offers as they come in. No call for offers date anticipated.

Please contact Mike Wafer Jr, Mike Viehmann, or Mike Wafer Sr with Newmark to further discuss the opportunity. Tours will be by appointment only.







## Investment Highlights

Proven asset in one of the nation's fastest growing regions



Permissible PUD zoning & Unincorporated Weld County – business friendly!



Ability to step into existing cash flow



Short-term leases offer maximum buyer flexibility



Established business park with recent IOS development



Prime for Industrial Outdoor Storage “IOS” redevelopment



Excellent location in an established business park with convenient I-25 access



Barriers to entry for IOS development – zoning, entitlements, permitting, construction costs, etc.



Speed to market – turnkey property



Ideal future uses include construction supply, equipment & vehicles sales or service, trucking, and many more







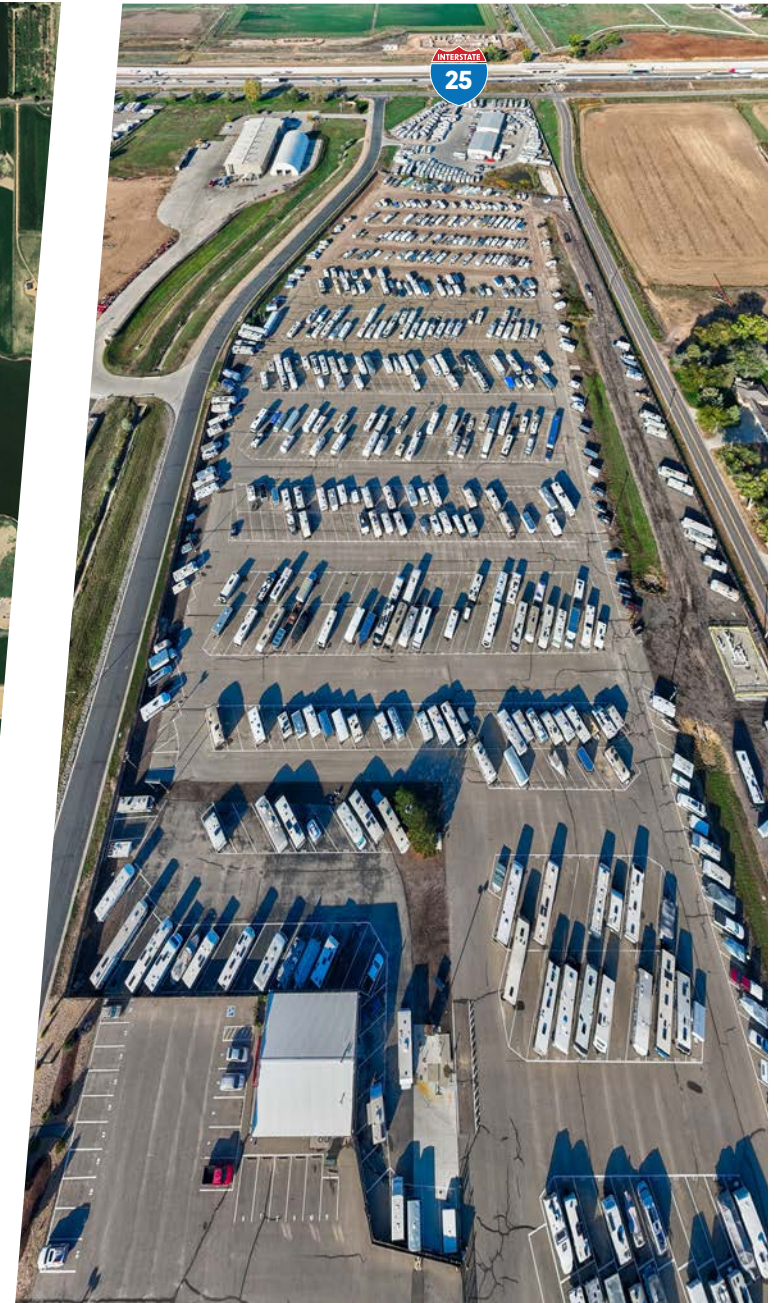
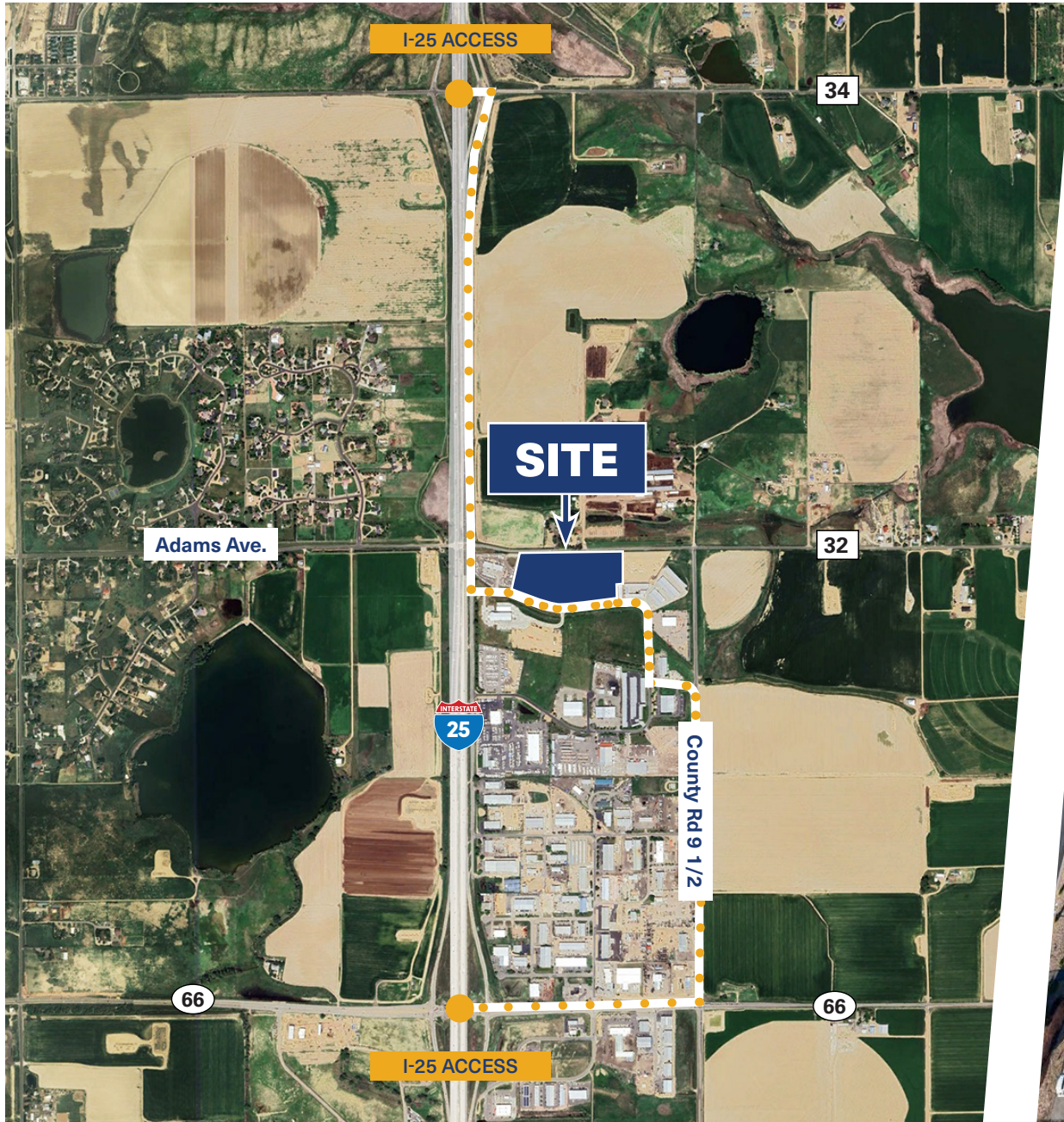
02

PROPERTY OVERVIEW





# Property Access





## Drive Times

Located at I-25 and Highway 66 within Unincorporated Weld County, but with a Longmont mailing address, the property benefits from a unique location halfway between Denver and Fort Collins.







## Property Details

Address

4070-4075 Camelot Circle  
Longmont, CO 80504

County

Weld

Submarket

North I-25

Size Size

16.89 Acres

Office Size

6,085 SF

Year Built

2000

Zoning

PUD - Allows Heavy Industrial Uses

This property has been operating as an operational RV/Boat storage facility in Northern Colorado. The 16.89-acre site is well improved with parking lots, driveways, paved yard, road base yard, fencing, lighting, automatic gates, drainage, security systems, etc.





**SITE**  
16.89 Acres

±3.65 Acres

7,200 SF

## Additional Available Property

10-unit self-storage warehouse at the entrance of the property.

Additional land at the northeast corner of the property.





03

MARKET OVERVIEW





# Market Overview

Uniquely located at I-25 and Highway 66 at the midpoint between Denver and Fort Collins, the subject property is well-positioned in today's market due to its convenient highway access, permissible zoning, turnkey improvements, strong in-place income, and little to no competition in the market.

The location allows prospective user/buyers to service both the entire northern front range markets, along with the Boulder and Longmont areas. Another benefit is that the property is within Unincorporated Weld County, which offers a lower sales rate; ideal for companies in construction material/supply, equipment rental, trucking/transportation, and similar uses. Along with the site being unincorporated, it also benefits from being located within an established business park with notable neighbors such as United Rentals, Builders Firstsource, Camping World, Mears Group, Fortiline Waterworks, and more.

Camelot is across the street from a recently completed modern IOS development called Beacon 25. The Beacon 25 project was developed speculatively and included two buildings, each roughly 20,000 to SF on 4.5 to 7.5 +/- acre sites. Both buildings leased to strong credit tenants at favorable lease terms, proving the demand for IOS opportunities in this highly desirable submarket.

With lack of availability and Denver metro area municipalities becoming more stringent on heavy industrial uses, industrial demand will continue to push North on I-25. Areas such as Fort Lupton and Brighton have emerged as landing spots for these requirements, despite the inferior Highway 85 access.

## NORTHERN COLORADO GROWTH SNAPSHOT (LARIMER + WELD COUNTIES)

Northern Colorado continues to post some of Colorado's strongest population and economic gains.

Combined, Larimer and Weld accounted for roughly 18% of Colorado's statewide population growth from 2010 to 2020, based on decennial counts. U.S. Census Bureau annual estimates through 2030 indicate continued gains in both counties, led by strong net in-migration.

### POPULATION MOMENTUM - WELD COUNTY

2010 Total Population	252,825	2010 Housing Units	96,280
2020 Total Population	328,981	2020 Housing Units	119,962
2025 Total Population	375,084	2025 Housing Units	138,157
2030 Total Population	415,442	2030 Housing Units	153,723



# Market Overview

## LOOKING AHEAD

The Colorado State Demography Office projects Larimer and Weld to continue outpacing the U.S. average through 2030, supported by sustained in-migration and job creation. Labor market and GDP expansion.

- Employment Growth: Both the Fort Collins–Loveland (Larimer) and Greeley (Weld) MSAs have expanded payrolls materially over the past decade, with post 2020 job recovery outpacing the U.S. in multiple goods producing and service sectors.
- Unemployment: County unemployment rates have generally trended below national averages in recent years, reflecting tight labor markets and diversified industry bases.
- GDP: BEA data show rising real GDP in both MSAs over the past decade, supported by advanced manufacturing, agri business and food processing, energy services, health care, logistics, higher education, outdoor recreation, and professional/tech services.
- Vacancy: Tight homeowner and rental vacancy rates reported in ACS and local market surveys underscore structural demand.
- I-25 North Improvements: Ongoing corridor widening and express lane build out are enhancing commuter and freight mobility between Denver, Northern Colorado, and Wyoming.
- Innovation Anchors: CSU research, tech and advanced manufacturing clusters, and large food/ag processors provide diversified growth engines less sensitive to single sector cycles.

## FACTORS DRIVING GROWTH

- Favorable Business Environment: Northern Colorado offers a positive business climate with diverse industries.
- Affordable Housing: The region provides more affordable real estate and housing options compared to cities closer to the mountains.
- Job & Economic Growth: There is strong job creation, with significant growth in the construction sector.
- Educational Institutions: Universities such as Colorado State University and the University of Northern Colorado attract talent and contribute to the economy.
- I-25 Corridor: Many of the fast-growing areas are located along the I-25 corridor.
- Larimer and Weld Counties: The overarching region of Larimer and Weld Counties is seeing substantial growth.





## Investment Advisors:

Michael Wafer Jr, SIOR  
Managing Director

t 303-260-4407  
mike.waferjr@nmrk.com

Mike Viehmann, SIOR  
Managing Director

t 303-260-4340  
mike.viehmann@nmrk.com

Mike Wafer, SIOR  
Executive Managing Director

t 303-260-4242  
mike.wafer@nmrk.com

## Support Team:

Julie Wafer  
Transaction Manager

t 303-260-4241  
julie.wafer@nmrk.com

Mandi Johnson  
Research Director

t 303-260-4433  
mandi.johnson@nmrk.com

1800 Larimer Street, Suite 1700  
Denver, CO 80202

[nmrk.com](http://nmrk.com)

# NEWMARK

