

**PRICE
REDUCED!**
SELLER CARRY
AVAILABLE



INDUSTRIAL INVESTMENT OPPORTUNITY

PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **18,801 SF**

SALE PRICE: ~~\$1,366,833~~ **\$1,214,600 (\$64.60/SF)**

CAP RATE: **9.00%**

LOT SIZE: **1.91 ACRE (83,250SF)**

FENCED YARD: **APPROX. 0.74 ACRES (32,049 SF)**

FEATURES:

- Below market rent leaving potential investment upside
- 3-year lease with regional plumbing manufacturer
- Abundant power with 1,000+ Amps. 480 Volt, 3 Phase
- 16' center clear height, free span drive-thru industrial building
- East building features Two (2) 14' OHD's
- West building features One (1) 14' OHD and Two (2) 12' OHD's
- Located on a Union Pacific ground lease



UNION PACIFIC GROUND LEASE:

- Year-to-Year Lease
- 3% fixed annual increases for the next 5 years
- Ground lease included in NNN's
- Contact broker for more details

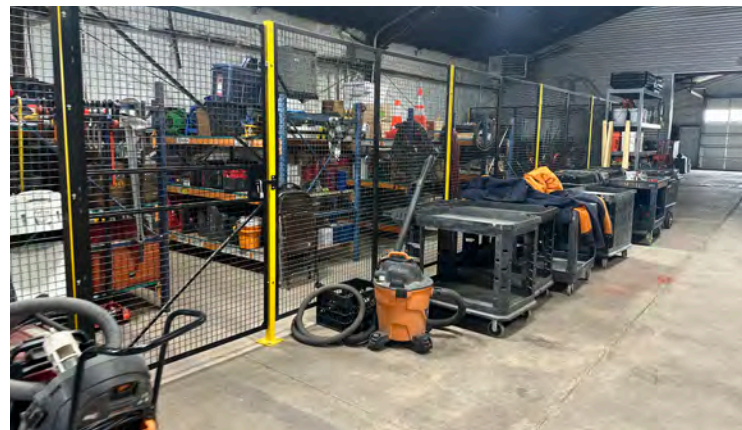
LEASE DETAILS:

- Lease Rate: \$5.81/SF NNN (\$3.15)
- 3% Annual Escalators
- Currently in the initial year of tenant's term
- Below market rent leaving potential investment upside



RECENT CAPITAL IMPROVEMENTS:

Partial roof replacement, new exterior metal sheeting, exterior and interior camera security system, new radiant/overhead/forced air heating, new Raynor overhead doors, new bathrooms and office buildouts, air compressor lines throughout, new sewer line connecting to city system, and LED lighting. New production floor ventilation system, and spray foam roof and wall insulation. Clean Phase I & II completed in 2022



SITE LOCATION

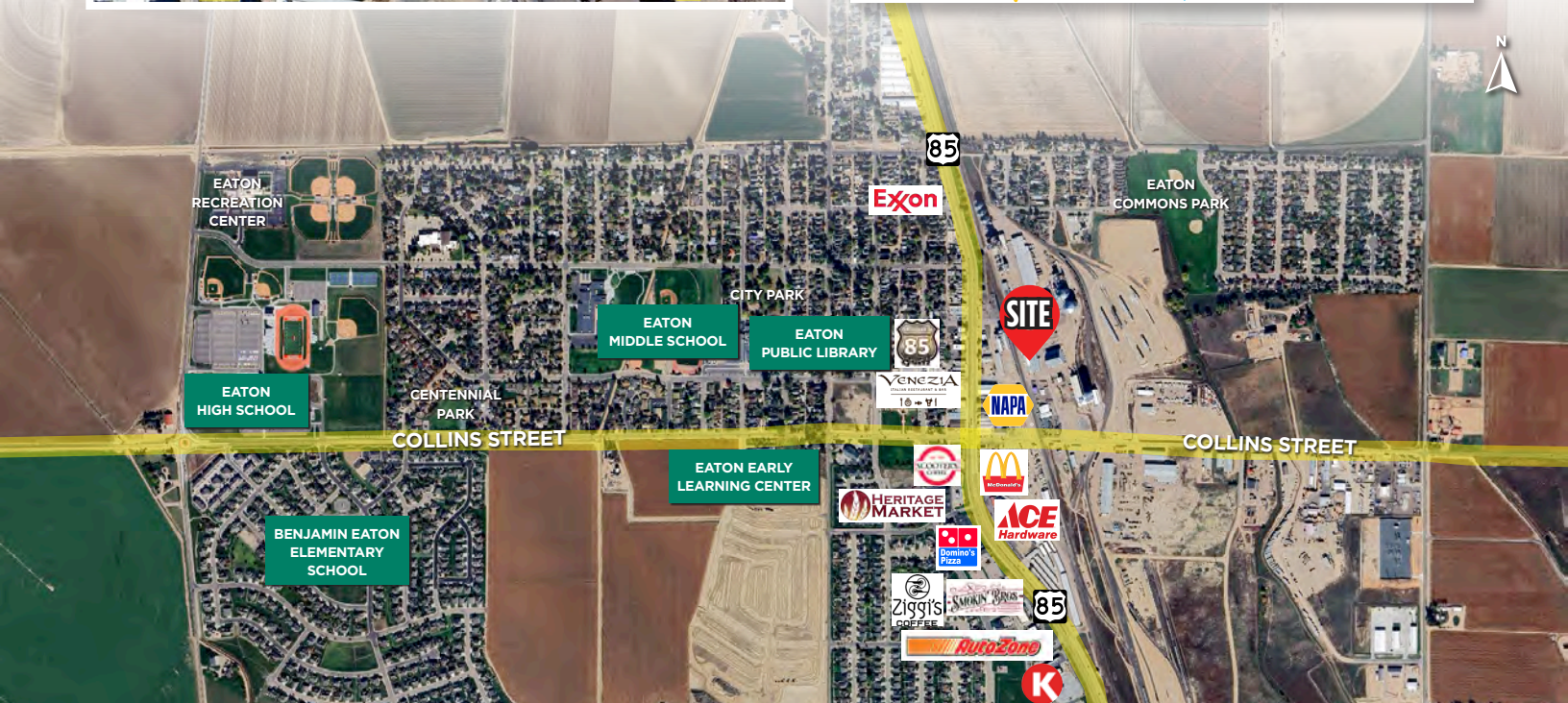
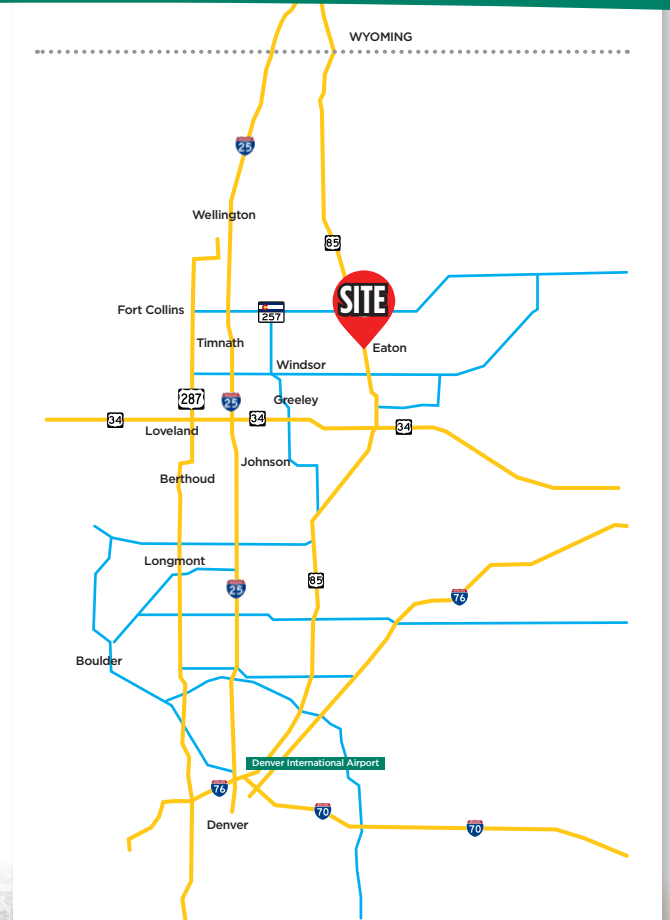
140 FACTORY ROAD • EATON, CO 80615

8.3
MILES TO GREELEY

23.0
MILES TO FORT COLLINS

44.1
MILES TO CHEYENNE

59.6
MILES TO DENVER INTERNATIONAL AIRPORT



Fort Collins
712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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