



THE OFFERING

The Property: 1309 Duff Drive is a rare find—a solid brick building with a flexible layout, that includes office, warehouse, and a fenced yard—all located in the heart of the Fort Collins Business Center. This ideal location sits in-between downtown Fort Collins and I-25, with north Denver just 50 minutes away. The property offers steady cash flow, consistent rent growth, and a strong overall cap rate.

This industrial flex property is currently leased through July 2027, with two 3-year options to extend (potential 2033 expiration). The current tenant is Terracon Consulting, Inc., a large, employee-owned engineering consulting firm with over 200 offices, 8,000 employees, and over \$1B in sales annually.



ASSET SUMMARY

Tenant	Terracon Consultants Inc
Address	1309 Duff Dr, Fort Collins, CO
County	Larimer
Submarket	Fort Collins
Lease Type	Direct (NN+)
Building	4,612 SF
Land Area	1.03 Acres
Year Built	1995
Term Remaining	1+ Years & 6 Years in Options

\$1,475,000
Purchase Price

\$83,360

Avg Net Operating Income

NN+

Lease Structure

5.1%

Cap Rate

1309 DUFF DRIVE | FORT COLLINS, COLORADO

INVESTMENT HIGHLIGHTS

THE RETURN

- **Steady Cash Flow**
 - Net Operating Income Ranges from \$75k to \$91k (2026 to 2033 est)
- **Growing Income Stream**
 - 3% Annual Escalators on Base Rent
 - 3% Annual Property Appreciation, in addition to Depreciation & Tax Benefits
- **Cash-On-Cash Annual Return averages 7% (2026-2033), with a 17% Return in 2033**
- **IRR: 6.5%** (Before Tax; 35% Down, 6.5% Interest Rate, 25 yr term, property appreciates +3%/yr)
- **ROIC averages 73% (2026-2033), with 176% ROIC in 2033**

THE PROPERTY

- **Excellent Location in The Fort Collins Business Center**
(Close to Businesses/Downtown FoCO or I-25)
- **Solid Brick Office Building**
(Durable, low maintenance, & energy efficient)
- **Big Warehouse: 18' Height, 4 Bays, 4x 12' Overhead Doors, Wash Bay w/ Sand Trap**
(Ease of mobility & maximize space/storage)
- **Flexible Layout**
(Office/admin; warehouse/storage; & light manufacturing or distribution all under one roof)
- **Recently Resurfaced Parking Lot**
(\$ Savings for owner & tenants)
- **Large Fenced Yard**
(Plenty of secure parking and storage)
- **Located in Enterprise Zone**
(\$ tax savings)
- **Larimer County Jurisdiction**
(Easy to work with, less regulation, greater flexibility)

Aerial Image (Industrial Property)



1309 DUFF DRIVE | FORT COLLINS, COLORADO

LEASE ABSTRACT

TERRACON CONSULTING INC.

Rentable Area	1.03 Acres
Rent Commencement	July 2022
Current Rent (Month 37-48)	\$75,594.85
Lease Expiration	1+ Years (Jul 2027)
Renewal Options	2
Option Period	3 Years (Jul 2033)
Lease Type	Direct (NN+)
Rent Escalations	3% every year
Landlord Responsibilities	Snow Removal & Cut Grass



MONTH	MONTHLY BASE RENT	ANNUAL BASE RENT
1-12	\$5,765.00	\$69,180.00
13-24	\$5,937.95	\$71,255.40
25-36	\$6,116.09	\$73,393.06
37-48	\$6,299.57	\$75,594.85
49-60	\$6,488.56	\$77,862.70

OPTIONS		
61-72	\$6,683.22	\$80,198.58
73-84	\$6,883.71	\$82,604.54
85-96	\$7,090.22	\$85,082.67
97-108	\$7,302.93	\$87,635.15
109-120	\$7,522.02	\$90,264.21
121-132	\$7,747.68	\$92,972.14
TOTAL:		\$886,043.30



JARRETT BECK, MBA
Broker Associate. 970.699.0422

AREA OVERVIEW

Market Overview: This market is centered on the Fort Collins Business Center, a thriving industrial area in northern Colorado—close to Cheyenne, WY toward the North, and Loveland and Greeley, CO to the immediate South. This area is not only conveniently close to most businesses, it's in a very desirable city that benefits from population growth that exceeds the National average and has a younger, more educated, and more affluent population base.

(Fort Collins pop growth +1.4% vs National growth at +0.5% in 2025, Census.gov. 71% of pop is 18-64yr olds vs 61% Nationally. 61% hold BS degree or higher vs 34% Nationally. Median HH income at \$88k/yr vs \$79k/yr Nationally. Sources: Census.gov, 2025 and Bureau of Labor Statistics, 2026.)

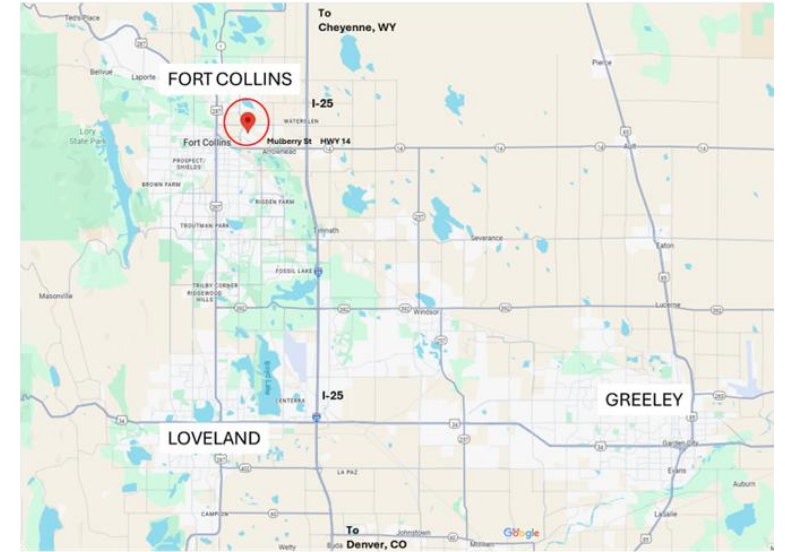


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POPULATION	170,376 <small>(proj to grow to 235k by 2040, +38%)</small>
MEDIAN HOME PRICE	\$541k <small>(+29% vs US)</small>
# OF EMPLOYEES	218k <small>(unemployment 3.7% vs US avg 4.5%)</small>
Median Annual Salary	84k <small>(total US: \$78k. 1 & 3 mile radius: \$56k)</small>

- "Best Places To Live" (Livability, 2025)
- "Most Livable City" (HGTV, 2024)
- One of the Top "Up-and-Coming" Cities in 2025 ("Clever" Real Estate Co.)

Regional Map



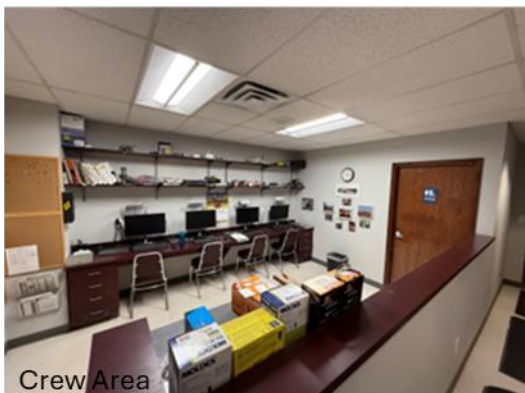
Drive Times (in Minutes)

Downtown Fort Collins, CO	5
Northern CO Regional Airport (FNL)	15
Downtown Loveland, CO	25
Downtown Greeley, CO	35
Downtown Cheyenne, WY	44
North Denver	52
Denver International Airport (DEN)	59

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FORT COLLINS, COLORADO

PHOTOS & FLOOR PLAN



1309 DUFF DRIVE | FORT COLLINS, COLORADO

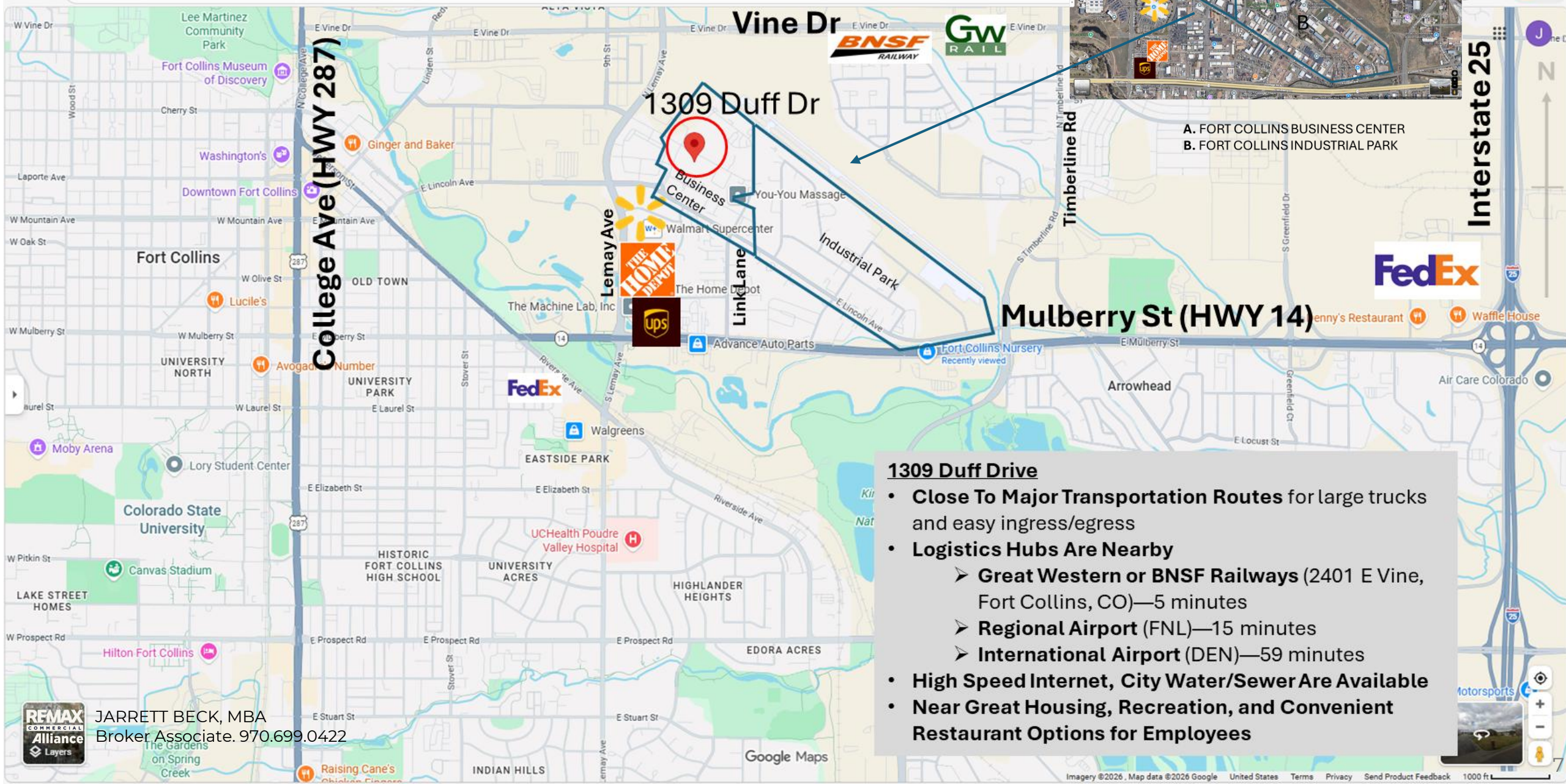


Measurements are approximate,
Not drawn to exact scale

INDUSTRIAL POINTS OF INTEREST



A. FORT COLLINS BUSINESS CENTER
B. FORT COLLINS INDUSTRIAL PARK



- 1309 Duff Drive**
- **Close To Major Transportation Routes** for large trucks and easy ingress/egress
 - **Logistics Hubs Are Nearby**
 - **Great Western or BNSF Railways** (2401 E Vine, Fort Collins, CO)—5 minutes
 - **Regional Airport (FNL)**—15 minutes
 - **International Airport (DEN)**—59 minutes
 - **High Speed Internet, City Water/Sewer Are Available**
 - **Near Great Housing, Recreation, and Convenient Restaurant Options for Employees**

REMAX COMMERCIAL Alliance Layers
JARRETT BECK, MBA
 Broker Associate. 970.699.0422

MARKET & DEMOGRAPHICS

TRAFFIC COUNTS

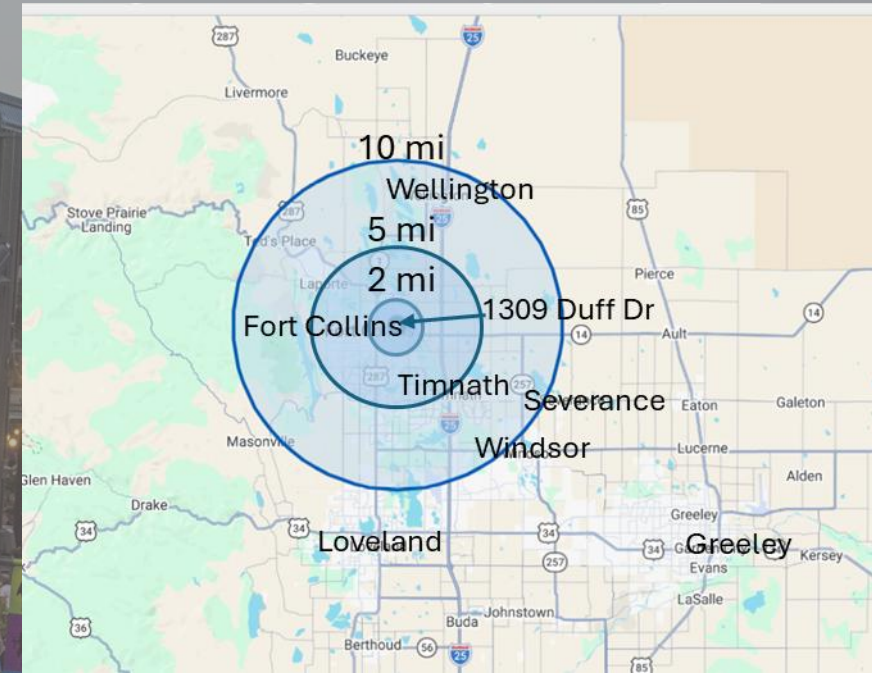
	2 MILES	5 MILES	10 MILES
E Lincoln & 12 St SE	9,259 (0.15 mi away)		
N Link Ln & E Lincoln Ave	3,551 (0.25 mi away)		
N Lemay Ave & E Magnolia	19,119 (0.29 mi away)		

INDUSTRIAL CRE

	2 MILES	5 MILES	10 MILES
Avg Asking Price	\$213/SF	\$213/SF	\$227/SF

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2025 Population	30,409	156,850	246,830
Age (median)	31yrs old	32 yrs old	36 yrs old
HH Income (median)	68,543	\$73,520	\$88,760
2025 Households	12,187	63,963	97,089
Owner Occupied HHs	5,787	31,621	58,933
Renter Occupied HHs	6,885	34,948	42,138
Race			
White	23,307	125,961	200,497
Hispanic	5,171	23,539	33,978
Asian	524	4,254	6,883
Black	459	2,399	3,203
Home Value (median)	\$586,909	\$592,518	\$627,767
Consumer Spending (total)	\$389.8 M	\$2.1 B	\$3.5 B



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TENANT PROFILE

Tenant:	Drilling Engineers Inc (part of Terracon Inc)
Type:	Industrial / Engineering
Guarantor:	Terracon Consulting Inc
Sales:	\$1.1 B+ (2025)
Locations:	200+ Locations
Employees:	8,000+
Headquarters:	Olathe, KS
Website:	https://www.terracon.com/about/



Parent Company



Tenant—DEI

Drilling Engineers Inc. (DEI) is using 1309 Duff Dr. They joined Terracon in July of 2022. For nearly 60 years, DEI has served public and private sector clients with a complete suite of subsurface drilling services and has a long history of collaboration with Terracon. DEI is now known as Terracon and will continue to operate from its Fort Collins location with support from Terracon’s existing Fort Collins office and additional Front Range locations in Denver, Greeley, Longmont, and Colorado Springs, Colorado; Cheyenne, Wyoming; and more than 200 locations nationwide.

1309 Duff Drive

Fort Collins, CO 80524

CONTACT
JARRETT BECK, MBA

Broker

125 S Howes St, Suite 120
Fort Collins, CO 80521

970.699.0422

Jarrett.Beck@remax.net

MORE DETAILED INFORMATION AND IN-DEPTH
FINANCIALS ARE AVAILABLE UPON REQUEST