

## OFFERING MEMORANDUM

# 7350 Dry Creek Parkway

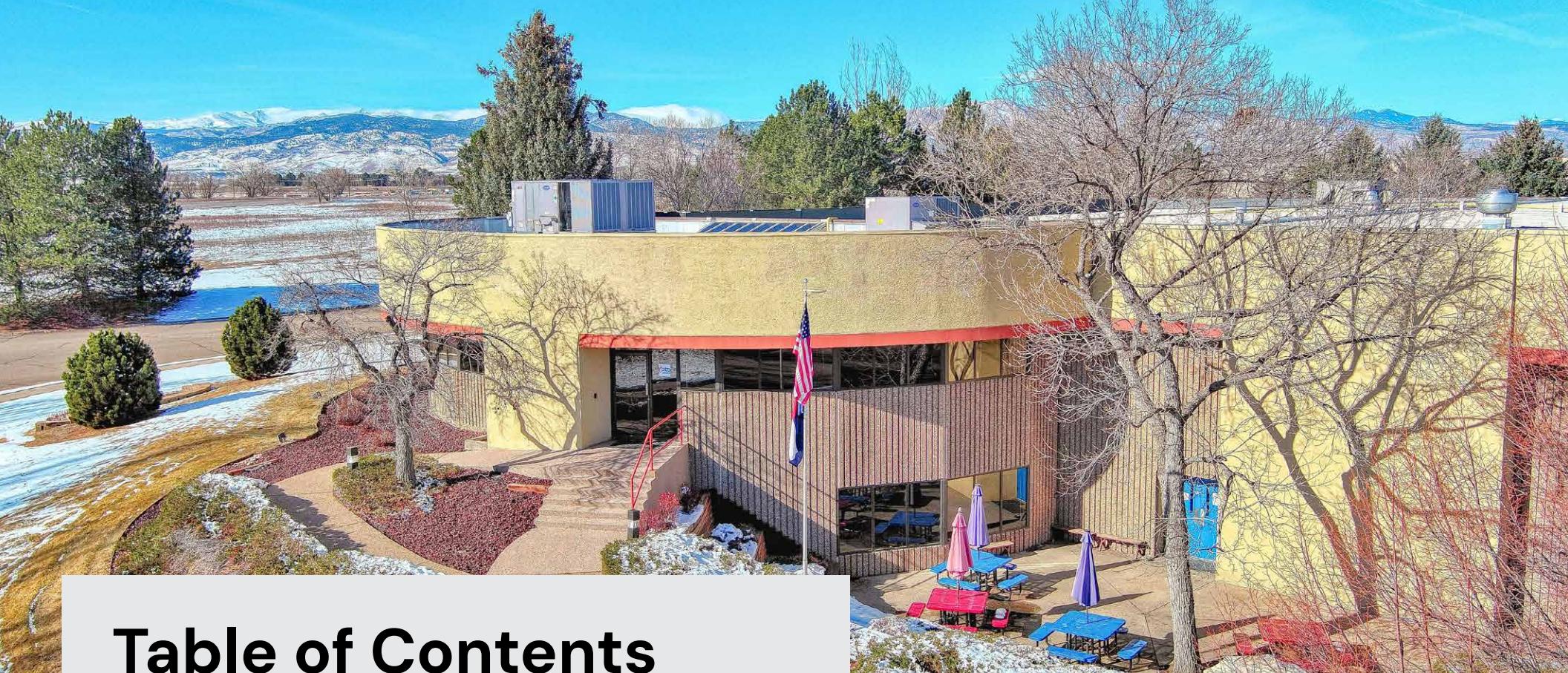
*Industrial Investment Property*  
**53,748 SF / 100% Leased**



**7350 DRY CREEK PARKWAY  
UNINCORPORATED BOULDER COUNTY, CO  
80503**

**JASON KRUSE, CCIM**  
Principal / Managing Broker  
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**Colorado Group**



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# Prime 53,748 SF Industrial Investment Property with Long-Term Tenancy in unincorporated Boulder County.

Colorado Group is pleased to offer a prime industrial investment opportunity at 7350 Dry Creek Parkway. Located in unincorporated Boulder County, Colorado, this 1983-constructed building is fully leased to PTA Plastics on a long-term lease, providing stable, predictable income.

## KEY HIGHLIGHTS

Situated in Boulder County, Colorado, 7350 Dry Creek Parkway is located within a well-established industrial area offering proximity to key arterials and regional employment centers. The property supports a wide range of industrial users and provides efficient access throughout the Front Range. The building features a 19' clear ceiling height in both the production and warehouse areas, along with 5" concrete slab thickness throughout.

### Recent List of Building Improvements:

- Select production area flooring upgrades including concrete polish and seal.
- 1000 sq. ft. flooring finish and seal in warehouse for cleanroom installation.
- LED lighting upgrades throughout office, production, and warehouse.

**About Tenant PTA Plastics:** The property is occupied by PTA Plastics on a long term lease. PTA Plastics, established in 1953, operates from two locations in Oxford, Connecticut and Longmont, Colorado. PTA operates as a niche provider in the custom plastic injection molding industry, catering to low to medium volume production with a wide range of product variations. PTA Plastics offers a seamless experience by working alongside skilled engineering teams specializing in new application development and maintaining an in-house tool room, allowing for high-end expertise without any hassle. By harnessing our profound moldmaking capabilities and a unified team of Employee-Owners, PTA Plastics specializes in serving the medical, defense, and safety and security industry.

## PROPERTY OVERVIEW

PROPERTY LOCATION	7350 Dry Creek Parkway, Longmont, CO, 80503
SALE PRICE	\$9,100,000
SITE SIZE	5.46 Acres
BUILDING SIZE	53,748 SF*
DATE AVAILABLE	Immediately
PARKING	On-site Parking
ZONING	LI-Light Industrial
ESTIMATED TAXES	\$234,797
UTILITIES	<p><b>Power:</b> Electrical and Natural Gas service provided by Xcel Energy. 2000 Amp electrical service into building.</p> <p><b>Water:</b> Left Hand Water District 2" water line main for all internal potable water usage.</p>
TENANT	BASE RENT
PTA Plastics	Long term lease \$673,224, effective 9/1/2026

\*Source-Boulder County assessor office



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## FEATURE HIGHLIGHTS

- Multiple Loading Doors-Grade and Dock High
- Building Signage
- 5" Concrete Thickness throughout building.
- Corner Lot
- 19' Clear Span Ceiling Height in both Production and Warehouse.

# PROPERTY OVERVIEW

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO

5.46 Acres

SITE SIZE

53,748SF

BUILDING SIZE

100%  
OCCUPIED

1  
TENANT

LI  
ZONING



# EXTERIOR PHOTOS

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



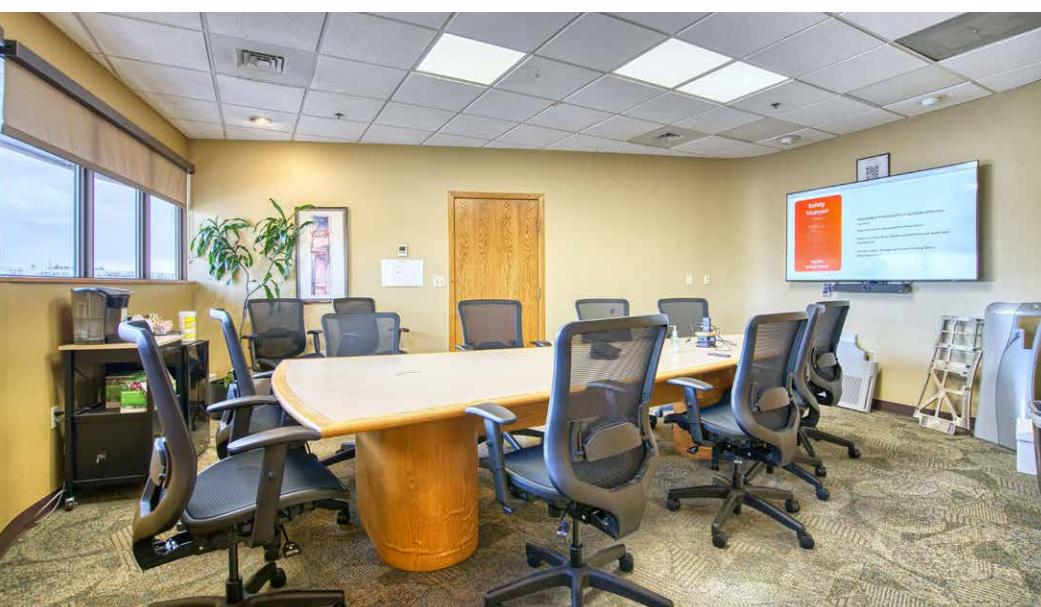
## EXTERIOR PHOTOS

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



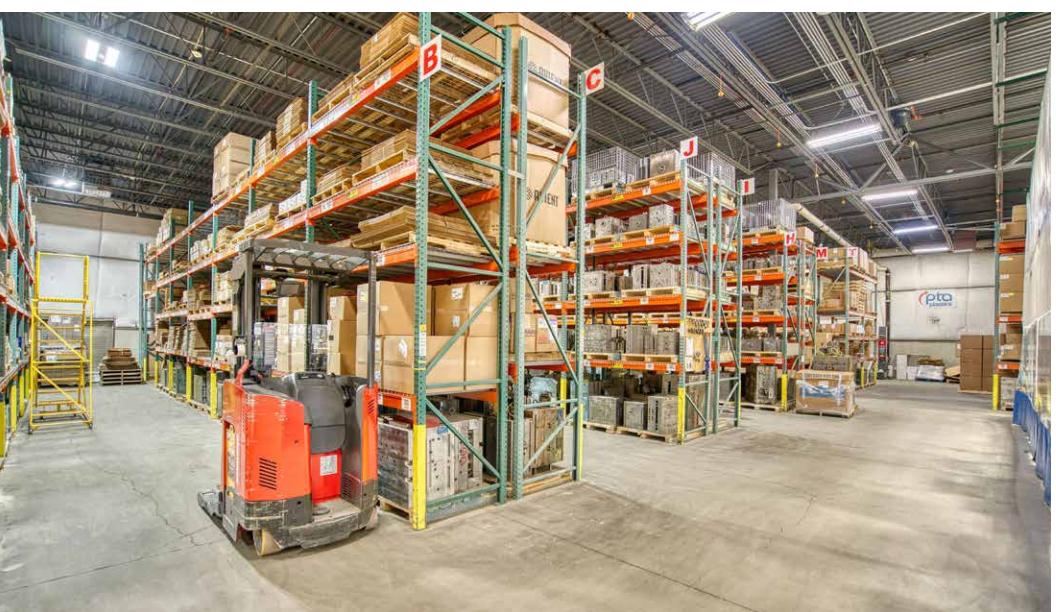
# INTERIOR PHOTOS

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



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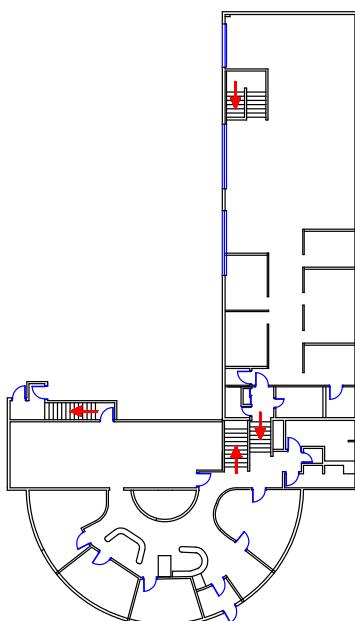


# PROPERTY FLOOR PLANS

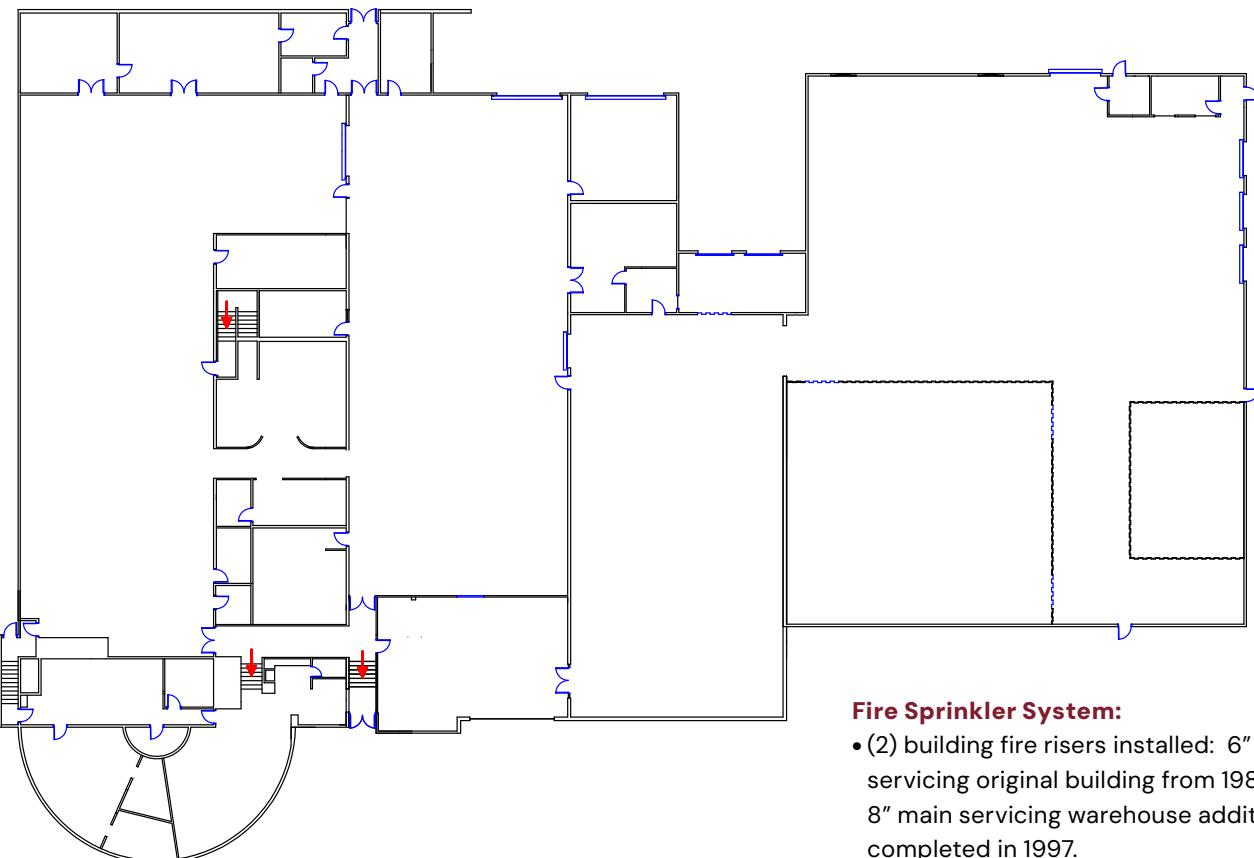
7350 DRY CREEK PARKWAY,  
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## HVAC System:

- All office, production, and warehouse areas of building are heated and cooled.
- 72.5 tons of HVAC (6 units) replace in December 2024.



Upper Offices



Main Levels

## Fire Sprinkler System:

- (2) building fire risers installed: 6" main servicing original building from 1983 and 8" main servicing warehouse addition completed in 1997.
- ESFR sprinkler system installed in warehouse addition.
- Non-ESFR sprinkler system installed through-out balance of building.



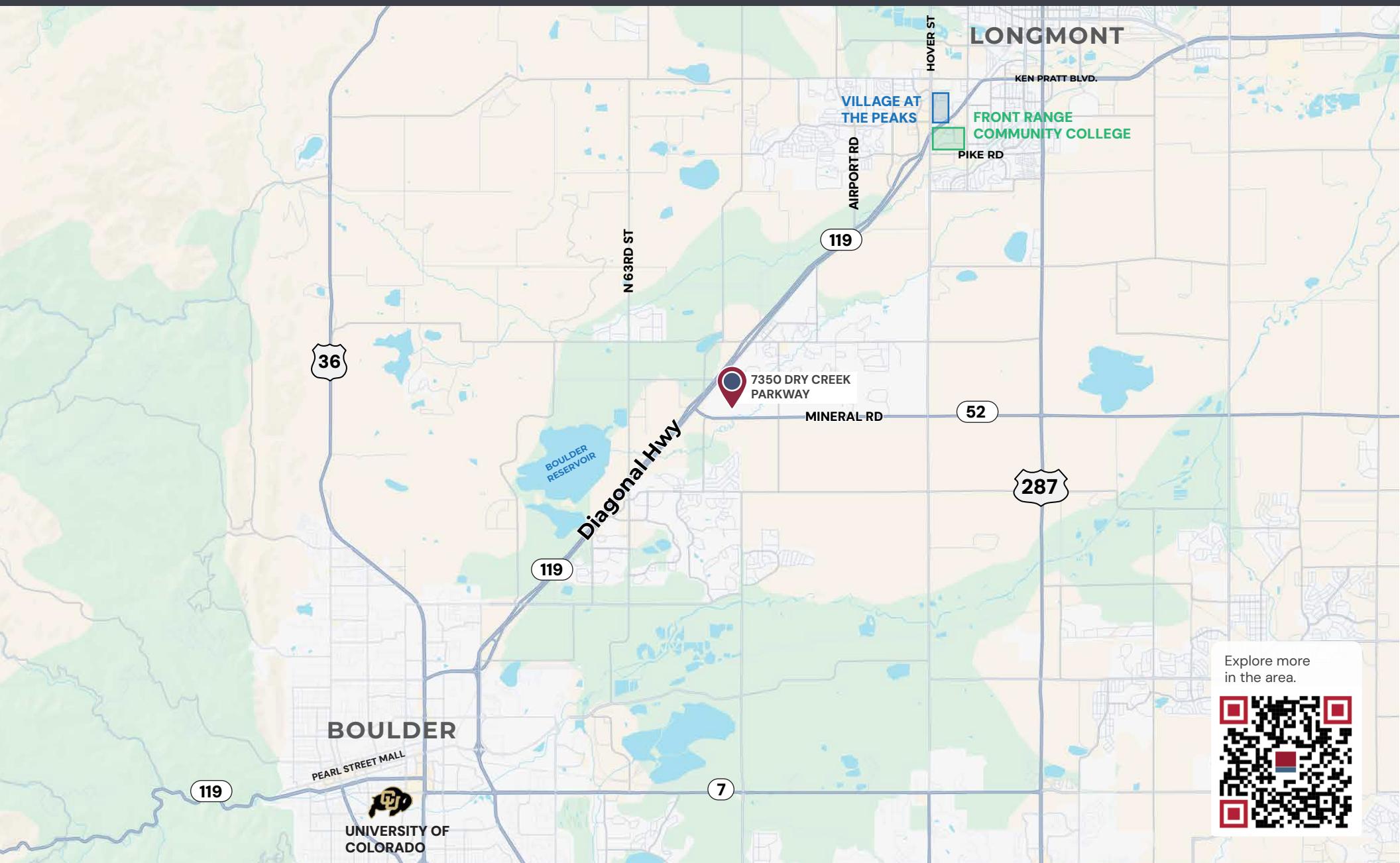
# AREA MAP

7350 DRY CREEK PKWY,  
UNINCORPORATED BOULDER COUNTY, CO



# AREA OVERVIEW

7350 DRY CREEK PARKWAY,  
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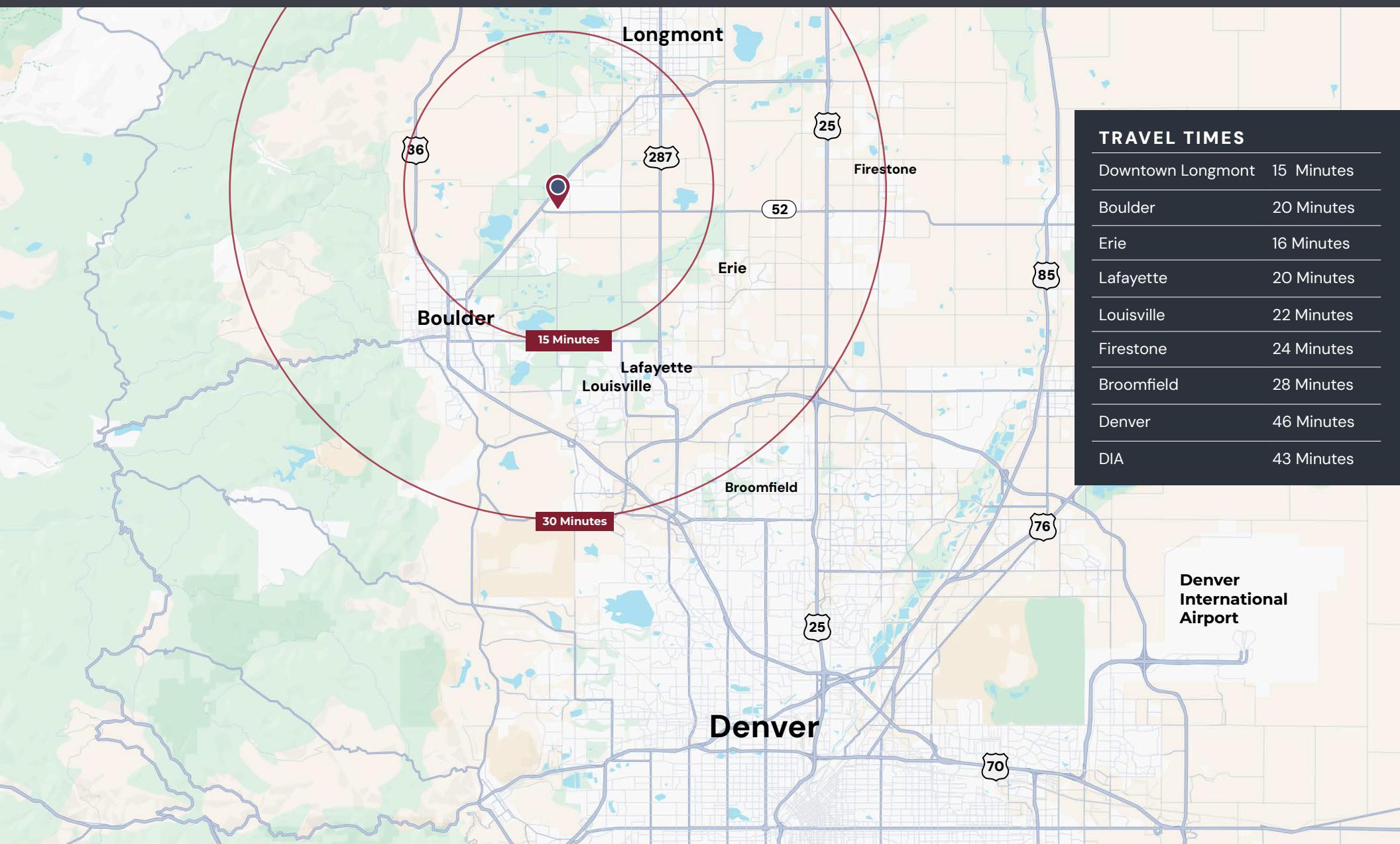


Explore more  
in the area.



# REGIONAL OVERVIEW

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



# DEMOGRAPHICS & DATA SUMMARY

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



## POPULATION

2 MILE RADIUS

**9,900**

5 MILE RADIUS

**43,460**

10 MILE RADIUS

**331,000**



## EMPLOYEES

2 MILE RADIUS

**7,400**

5 MILE RADIUS

**28,320**

10 MILE RADIUS

**198,000**



## AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

**\$144,960**

5 MILE RADIUS

**\$139,870**

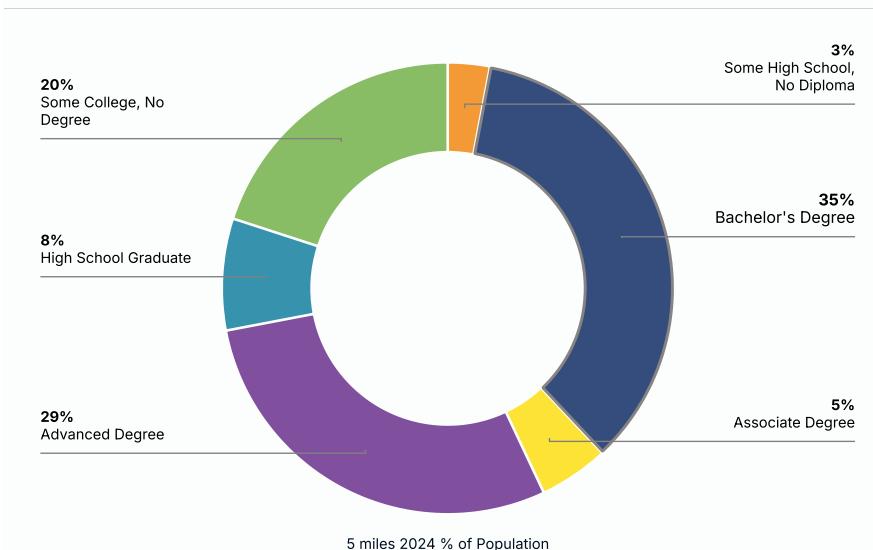
10 MILE RADIUS

**\$125,200**

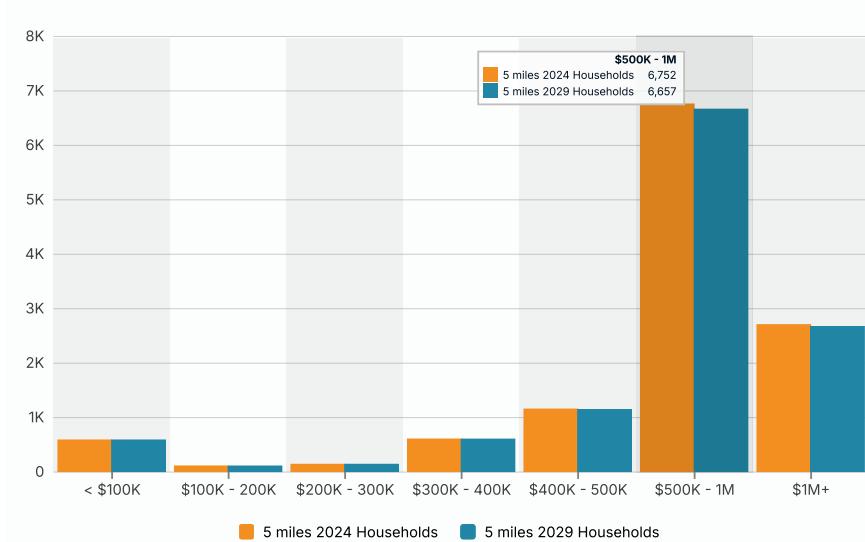
The Longmont / Niwot area is located in Boulder County, one of Colorado's most educated and economically resilient regions.

Positioned between Boulder and Denver, the area benefits from a highly skilled workforce, strong household incomes, and a high quality of life. Longmont's diverse employment base spans technology, manufacturing, aerospace, healthcare, and professional services, while nearby Niwot offers an affluent, low-density residential profile that attracts established professionals. Together, the submarkets provide a stable, well-educated population and sustained demand that support long-term commercial and industrial investment.

### Educational Attainment



### Home Values





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The informational materials, which contain a summary of brief selected information pertaining to the business and affairs of the property are provided to establish a preliminary level of interest in the subject property for interested parties to verify. The information contained herein is not a substitute for a thorough due diligence investigation.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information,

it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein.

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FOR MORE INFORMATION  
ON THIS PROPERTY,  
PLEASE CONTACT:



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