

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**  
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**Colorado  
Group**



FOR SALE

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



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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	<b>Power:</b> Electrical and Natural Gas service provided by Xcel Energy. 2000 Amp electrical service into building. <b>Water:</b> Left Hand Water District 2" water line main for all internal potable water usage.

TENANT	BASE RENT
PTA Plastics      Long term lease	\$673,224, effective 9/1/2026

\*Source-Boulder County assessor office

 **CLICK HERE FOR AERIAL TOUR**

### FEATURE HIGHLIGHTS

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



# 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





# INTERIOR PHOTOS

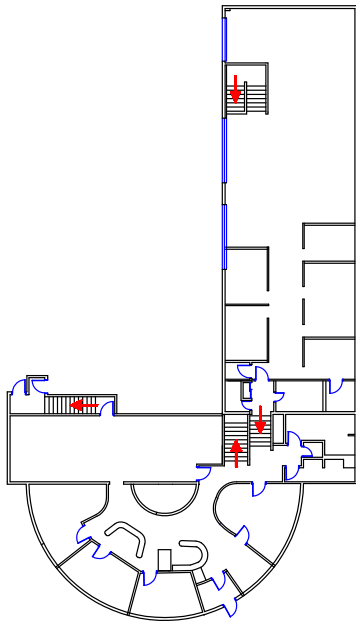
7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



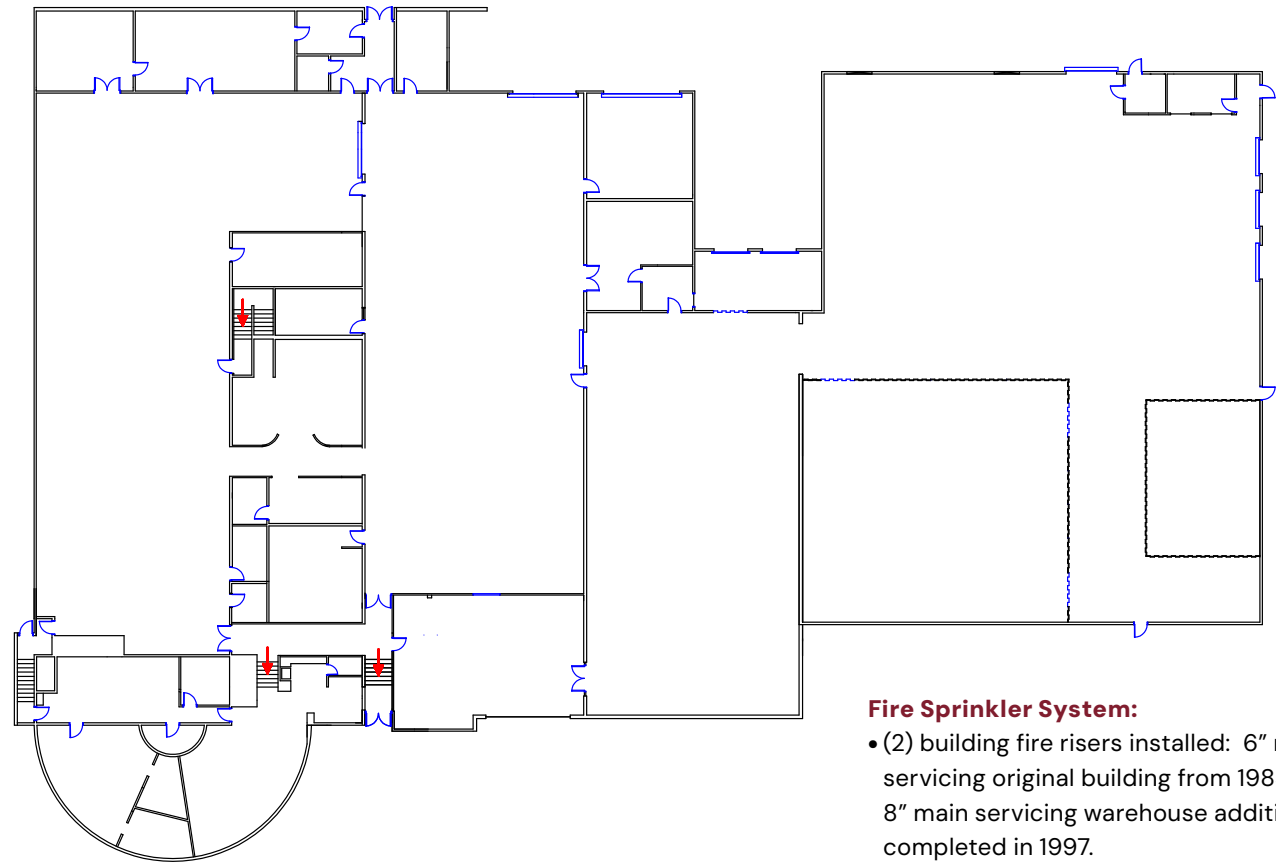


## HVAC System:

- 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 PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



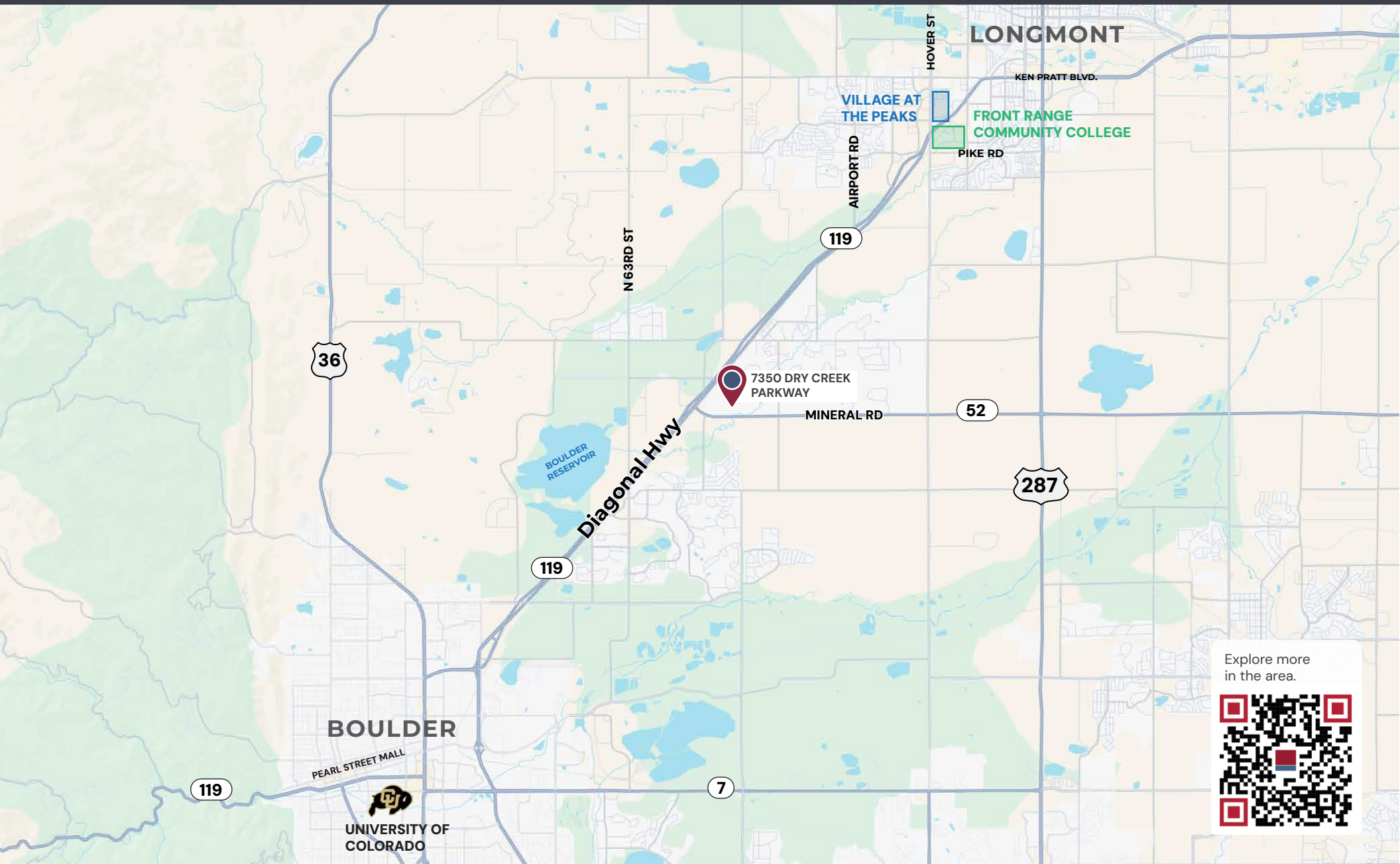
- 1 
- 2 
- 3 
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# AREA OVERVIEW

7350 DRY CREEK PARKWAY,  
UNINCORPORATED BOULDER COUNTY, CO



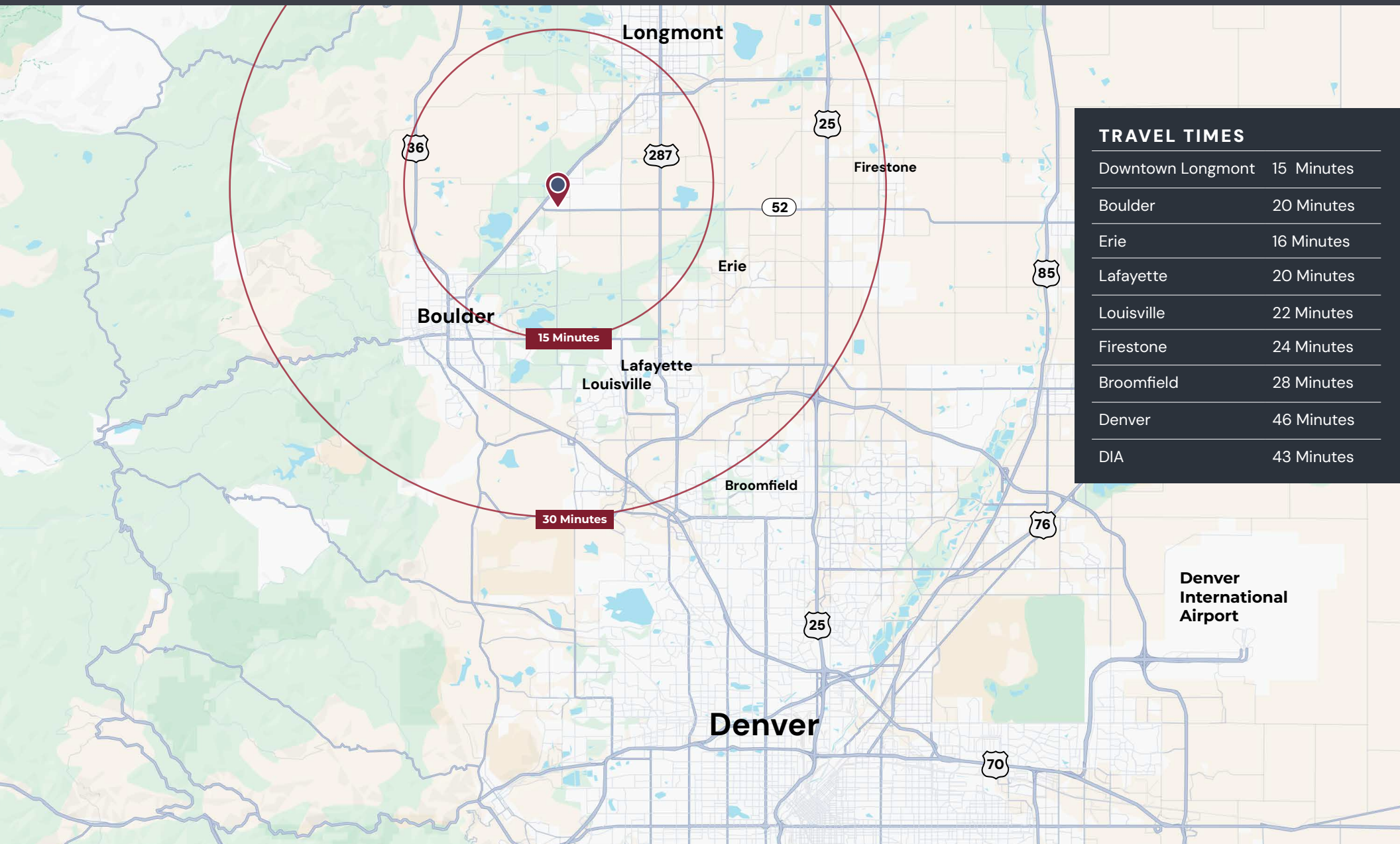
Explore more  
in the area.





# 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**

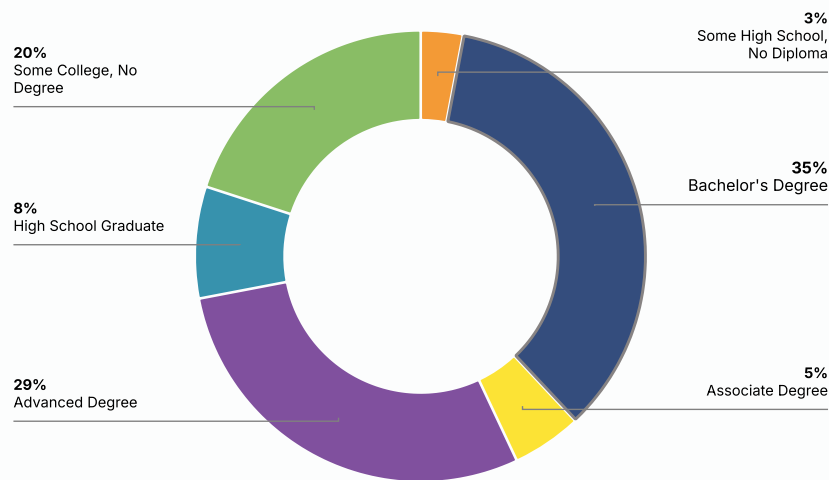
10 MILE RADIUS

**\$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.

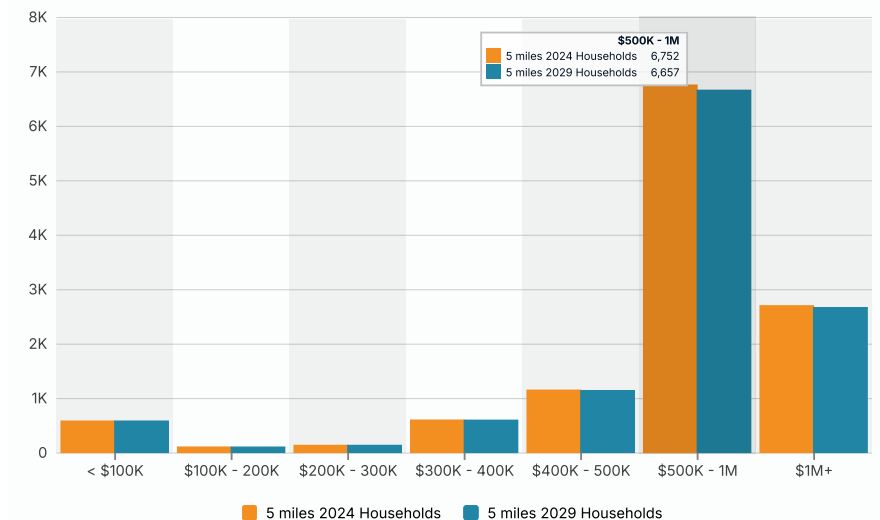
Educational Attainment



5 miles 2024 % of Population

Home Values

Currency: USD (\$)







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FOR MORE INFORMATION  
ON THIS PROPERTY,  
PLEASE CONTACT:



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## Colorado Group

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