

PRICE REDUCED - \$9,500,000

4070-4075
CAMELOT CIRCLE
Longmont, CO 80504



NEWMARK

Offering Memorandum



Investment Advisors:

Michael Wafer Jr, SIOR
Senior 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

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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 20.54-acre site is well improved with a 6,085 SF office building, a 7,200 SF storage 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.

Asking Price

~~\$11,000,000~~ \$9,500,000

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



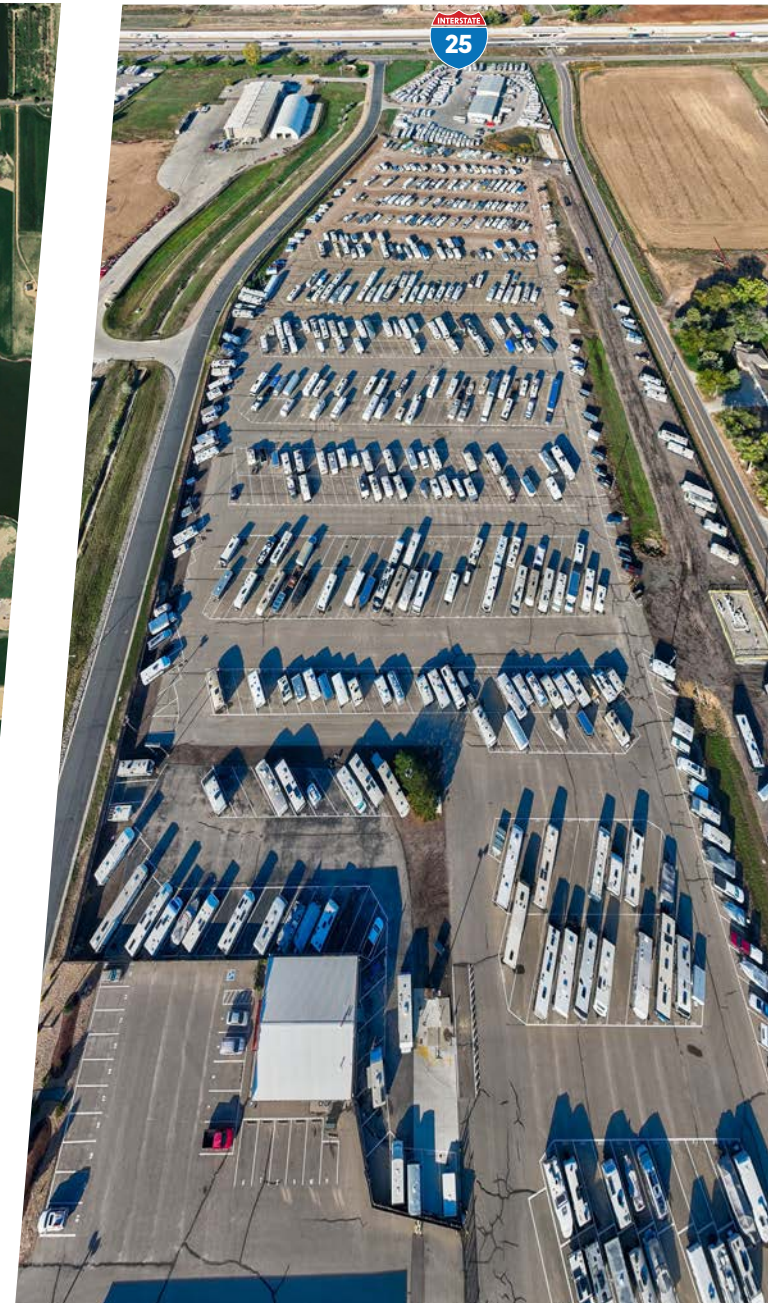


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PROPERTY OVERVIEW



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

Site Size

20.54 Acres

Office Size

6,085 SF

Warehouse

7,200 SF Storage Building

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 20.54-acre site is well improved with parking lots, driveways, paved yard, road base yard, fencing, lighting, automatic gates, drainage, security systems, etc.



SITE
20.54 Acres

6,085 SF

7,200 SF

Included with Property

- › 2-story office building (6,085 SF)
- › Storage/warehouse building at the entrance of the property (7,200 SF)



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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.



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Senior Managing Director

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

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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

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