

INDUSTRIAL MANUFACTURING FACILITY

MATTHEWS[™]

EXCLUSIVELY LISTED BY

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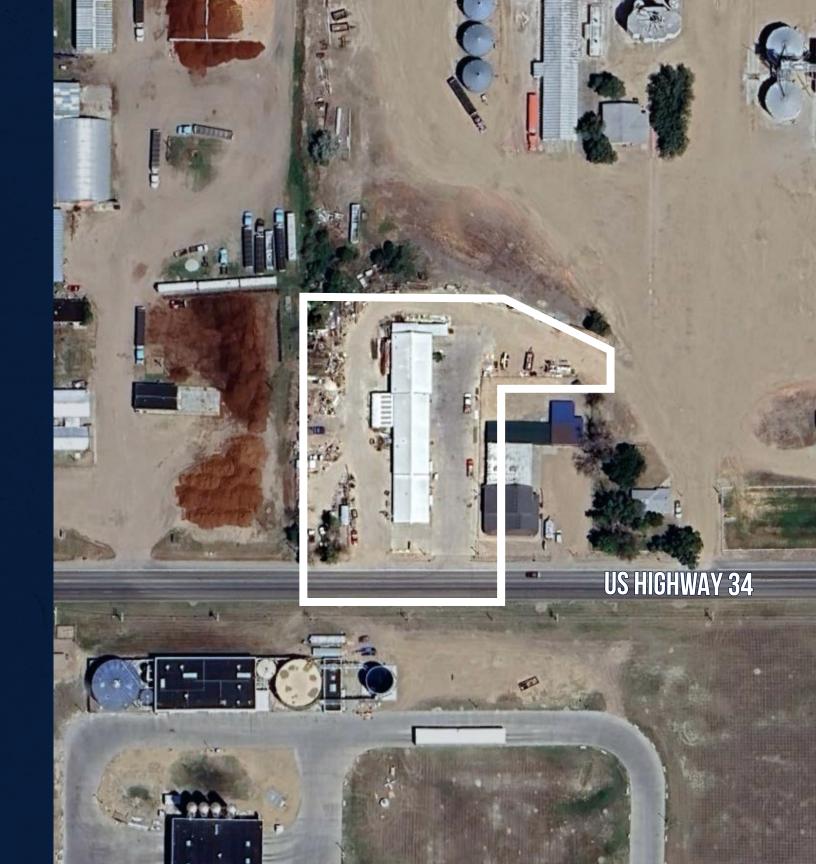
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MATTHEWS[™]



INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to present the opportunity to acquire the fee simple interest in a well-positioned industrial facility located at 20343 US Highway 34, Fort Morgan, CO. The ±10,738 square foot building is situated on a spacious ±1.85-acre parcel, for an attractive coverage ratio of just 13.32%. Strategically fronting US Highway 34—the primary thoroughfare through Fort Morgan—the property boasts exceptional accessibility and visibility.

Built in 1966 from durable masonry construction, this warehouse offers a functional and versatile layout with a mix of ±80% warehouse and ±20% office space. Key features include heavy power, 8 grade-level loading doors, 14' clear heights, a fenced & gated side yard for secure outdoor storage, and flexible floor space suitable for a wide range of industrial uses such as warehousing, manufacturing, welding, fabrication, and assembly.

The property benefits from its location within a critical logistics corridor along Interstate 76, with close proximity to BNSF rail access, making it an ideal distribution point. Fort Morgan serves as a dynamic hub for agriculture, manufacturing, and distribution industries, supported by robust infrastructure, abundant power capacity, flexible industrial zoning, and a skilled labor pool.



PROPERTY OVERVIEW

SELLER FINANCING AVAILABLE



\$1,050,000

LIST PRICE



\$97.78

PPSF



±10,738

BUILDING SF

PROPERTY DETAILS					
Address	20343 US Highway 34, Fort Morgan, CO 80701				
County	Morgan				
Market	Fort Morgan				
Ownership	Fee Simple				
APN	R010197				
Property Taxes (2024)	\$7,035				
Building SF	±10,738				
Land AC	±1.85				
Year Built/Renovated	1966/1986				
Construction	Masonry				
Land Use	Manufacturing Light				

INVESTMENT HIGHLIGHTS

- Ample Loading: 8 Grade-Level Doors
- Clear Height: 14'
- Heavy Power Capacity
- Attractive Coverage Ratio: 13.32%
- Property mix: ± 80% Warehouse / ± 20% Office
- Includes a fenced & gated side yard for secure outdoor storage
- Ideal Uses: Warehousing, Manufacturing, Welding & Fabrication, Assembly
- Frontage Along US Hwy 34, the Main Thoroughfare Through Fort Morgan
- Excellent Accessibility & Visibility
- Proximity to BNSF Rail Access, Enhancing Distribution Potential

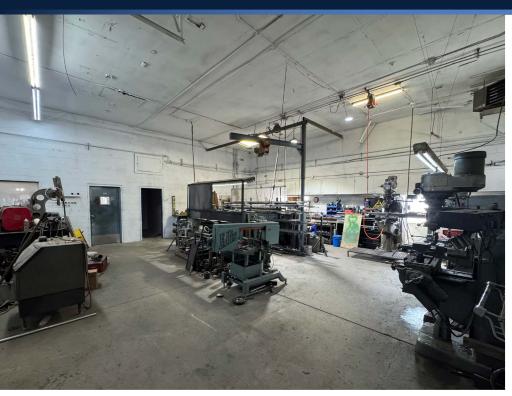








INTERIOR PHOTOS









INTERIOR PHOTOS



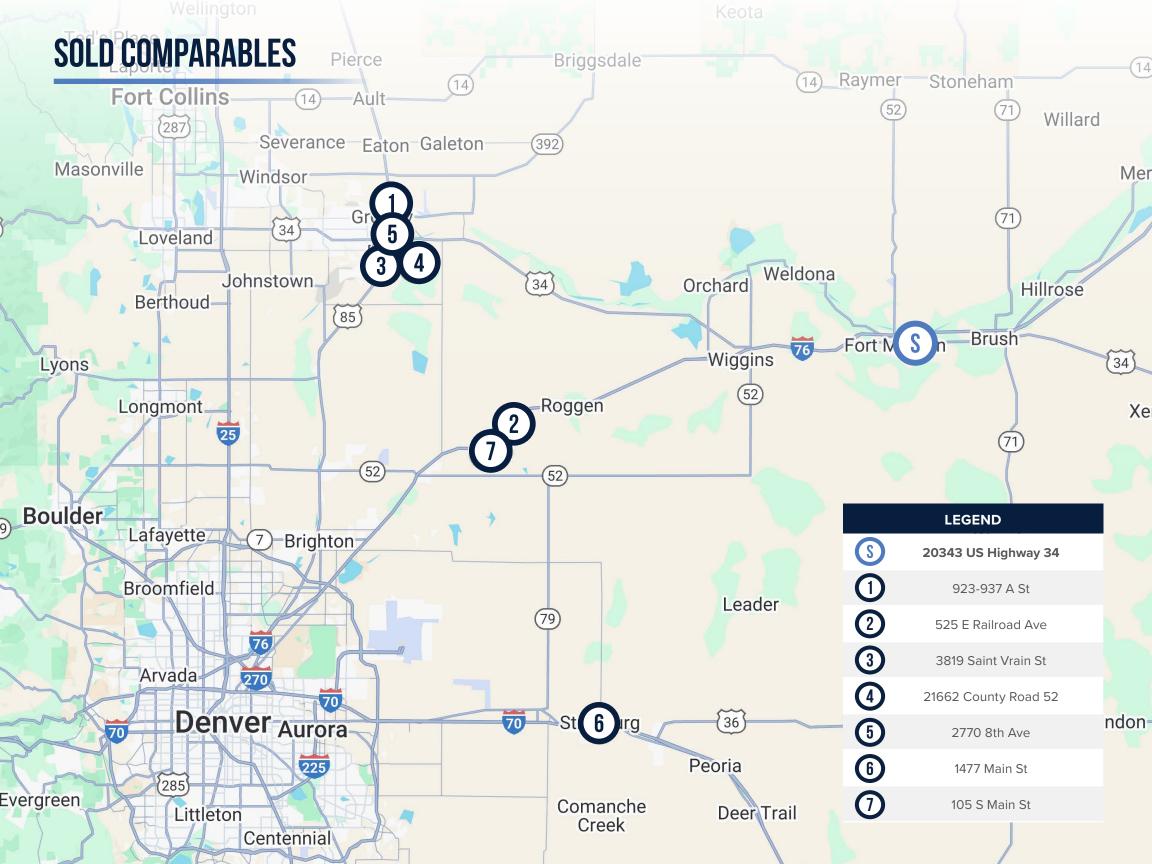






SOLD COMPARABLES

	Property Address	Property City	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Year Built
S	20343 US Highway 34	Fort Morgan				10,738	1.85	1966
D	923-937 A St	Greeley	6/12/2025	\$1,500,000	\$131.23	11,430	0.82	1977
2	525 E Railroad Ave	Keenesburg	3/21/2025	\$2,220,000	\$115.63	19,200	2.11	1945
3	3819 Saint Vrain St	Evans	10/21/2024	\$983,478	\$115.98	8,480	5.13	1960
4	21662 County Road 52	Greeley	6/3/2024	\$2,000,000	\$107.17	18,662	4.17	
5	2770 8th Ave	Garden City	3/1/2024	\$867,638	\$94.51	9,180	. 0.95	2008
6	1477 Main St	Strasburg	11/13/2023	\$1,339,000	\$171.82	7,793	0.23	1950
D	105 S Main St	Keenesburg	11/9/2023	\$550,000	\$83.84	6,560	0.73	1934
	AVERAGES			\$1,351,445	\$117.17	11,615	2.02	1968





MARKET OVERVIEW

FORT MORGAN, CO

Fort Morgan, Colorado, is located on the eastern plains of the state and serves as the county seat of Morgan County. Positioned along the South Platte River, it is surrounded by expansive farmland and open prairie, reflecting the area's deep agricultural heritage. The community blends residential areas, local businesses, and public amenities, while maintaining close connections to its ranching and farming traditions. Its location along Interstate 76 provides convenient access to both Denver and the Nebraska border, supporting its role as a regional center for commerce, education, and cultural activities. Fort Morgan also holds historical significance, including ties to early frontier life and the legacy of jazz musician Glenn Miller, who spent part of his youth there. The city's economy is strengthened by a strong industrial base, including food processing, manufacturing, and transportation services that support both local and regional markets.

PROPERTY DEMOGRAPHICS

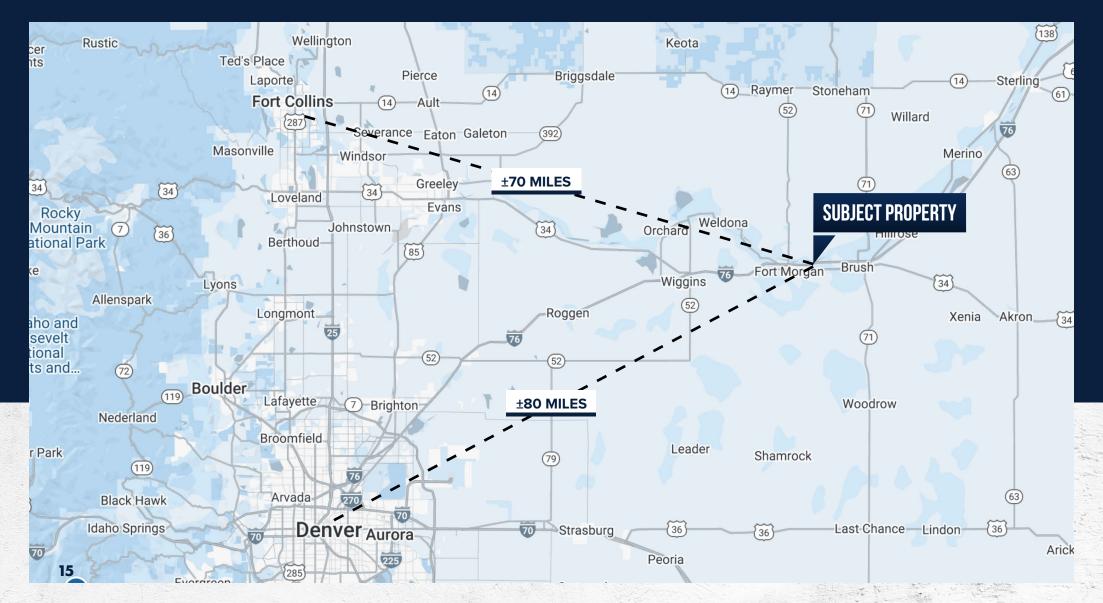
POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	13,020	15,793	23,721
2030 Population Projection	13,048	15,833	23,835
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	4,543	5,556	8,500
2030 Household Projection	4,550	5,567	8,541
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$67,253	\$70,715	\$72,275



ECONOMY

Fort Morgan's economy is anchored by agriculture and related industries, reflecting its location in the fertile South Platte River Valley. Crop production, cattle ranching, and dairy farming form the foundation of local commerce, supported by processing plants, feedlots, and agribusiness services. Food processing and manufacturing facilities play a key role, producing goods that are distributed across Colorado and beyond. The city's industrial base also includes transportation, logistics, and light manufacturing, leveraging its position along Interstate 76 to efficiently connect with regional and national markets. These sectors work together to create a diverse economic landscape that supports both local employment and the broader regional supply chain.

Proximity to Denver, approximately 80 miles to the southwest, and Fort Collins, about 70 miles to the northwest, further strengthens Fort Morgan's economic position. These nearby metropolitan areas provide expanded market access, workforce opportunities, and supply chain connections for local businesses. This strategic location allows industries in Fort Morgan to serve both rural and urban customers while benefiting from major transportation corridors, including highways and rail lines. Additionally, the city's location attracts investment from companies seeking lower operating costs while remaining within reach of Colorado's largest population and business centers.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 20343 US Highway 34 | Fort Morgan, CO 80701 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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FOR SALE

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