

300 MORRIE AVE

FOR SALE / LEASE



INVESTMENT OVERVIEW

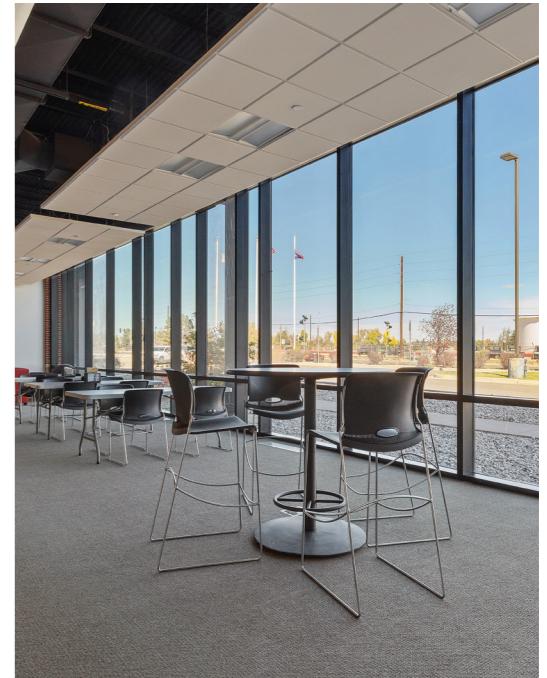
JLL and Coldwell Banker Commercial are pleased to present the opportunity of this 69,941-square-foot Class A office building with extensive on-site parking. Designed by Tobin and Associates, the three-story property was originally constructed as the regional headquarters for HF Sinclair. The building features modern design elements including high ceilings, open stairwells, flexible collaboration areas, and expansive floor-to-ceiling windows that provide abundant natural light throughout.

The property offers an attractive opportunity for an owner-user or

investor. The building's design and layout allow for flexible occupancy options, accommodating a single tenant or multiple users across its three floors.

Strategically located near the intersection of Interstates 80 and 25, the property provides excellent regional connectivity with convenient access to Fort Collins (45 minutes) and Denver (1 hour 45 minutes).

The following memorandum outlines the property's key investment highlights, property specs, and market fundamentals supporting this offering.



Call for Offers

SALE PRICE

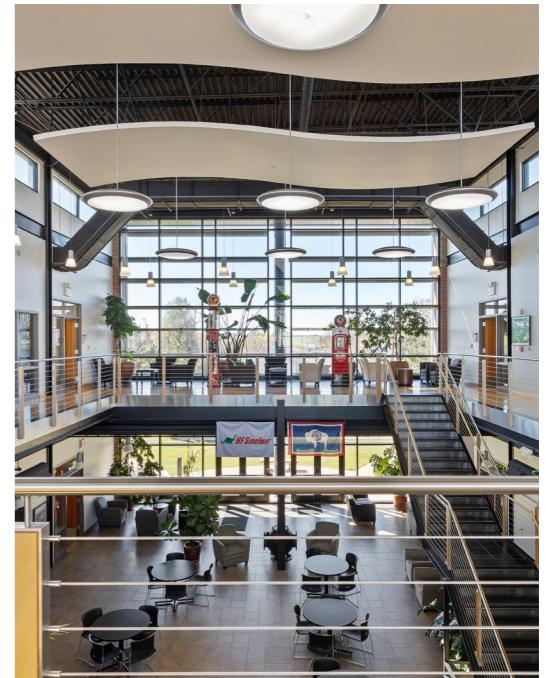
\$22/SF FS

LEASE RATE

**demiseable up to 22k SF*

69,941 SF

TOTAL SQUARE FEET



4.31 Acre

PARCEL SIZE

132 Stalls

SURFACE PARKING LOT

HIGHLIGHTS

3/22-24K

FLOORS / TYPICAL SIZE



AMENITIES

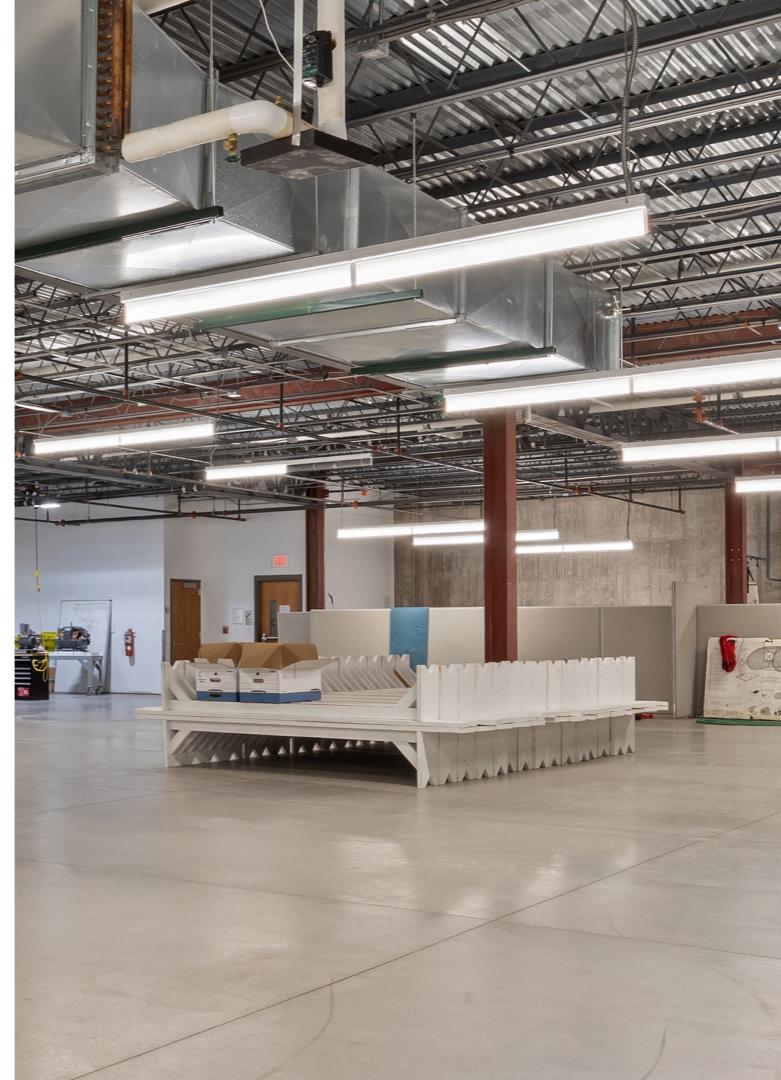
This exceptional 4.31-acre light industrial property offers a secure, modern facility designed by Tobin & Associates with elevator access, high ceilings, and abundant natural light from ample windows throughout. The building features comprehensive amenities including 10 restrooms, 2 locker rooms with showers

and laundry facilities, a full kitchen, and 2 breakroom areas, all protected by secure key card access and backed by an on-site generator for uninterrupted operations.

The property includes a lighted asphalt parking lot with 132 stalls and boasts excellent freeway access, making it ideally positioned near two major universities - the University of Wyoming in Laramie and Colorado State University in Fort Collins. Zoned for light industrial use, this versatile

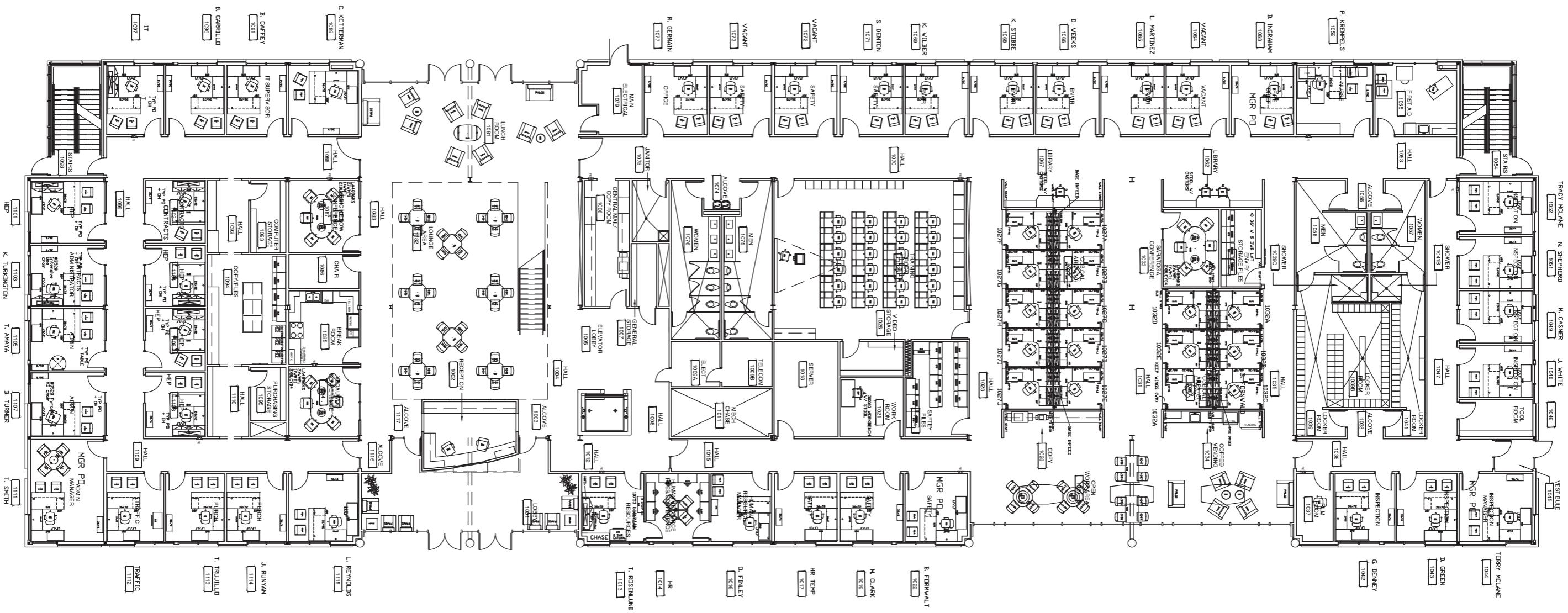
facility accommodates laboratory operations, moderate manufacturing, and office functions, making it perfect for businesses requiring secure, well-appointed industrial and office space with professional amenities and superior accessibility.

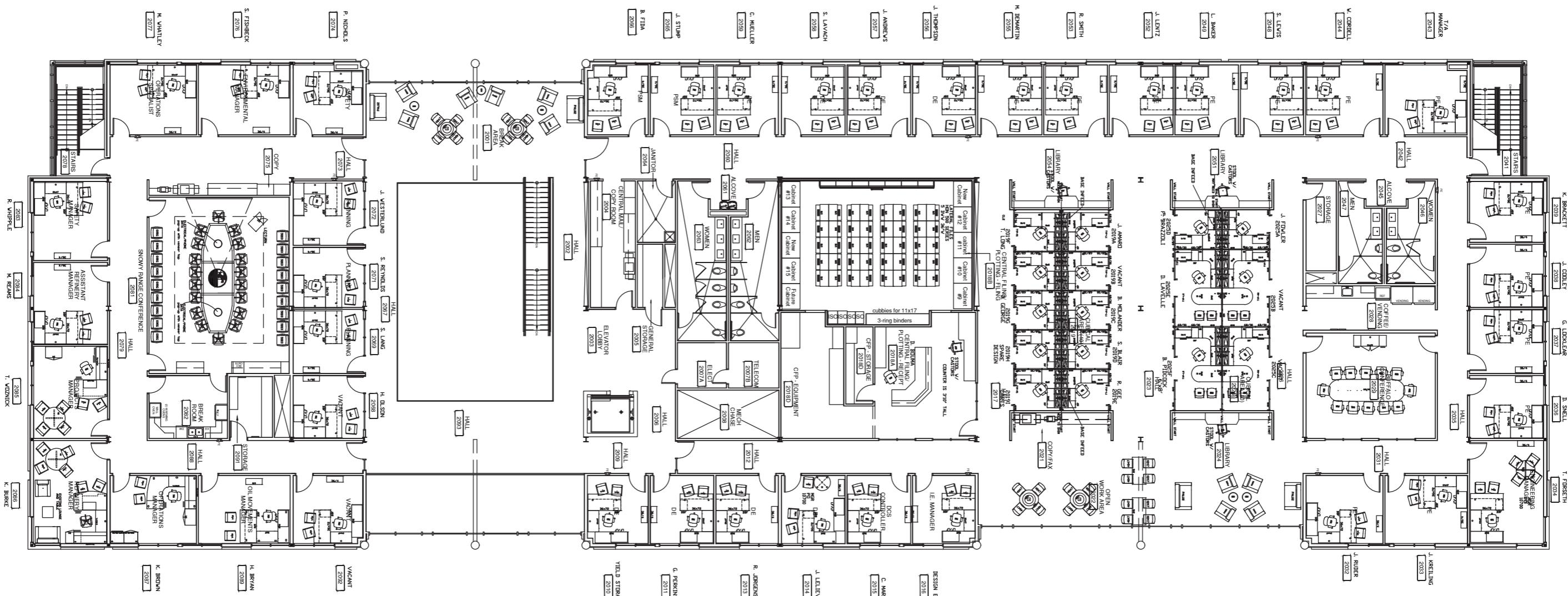




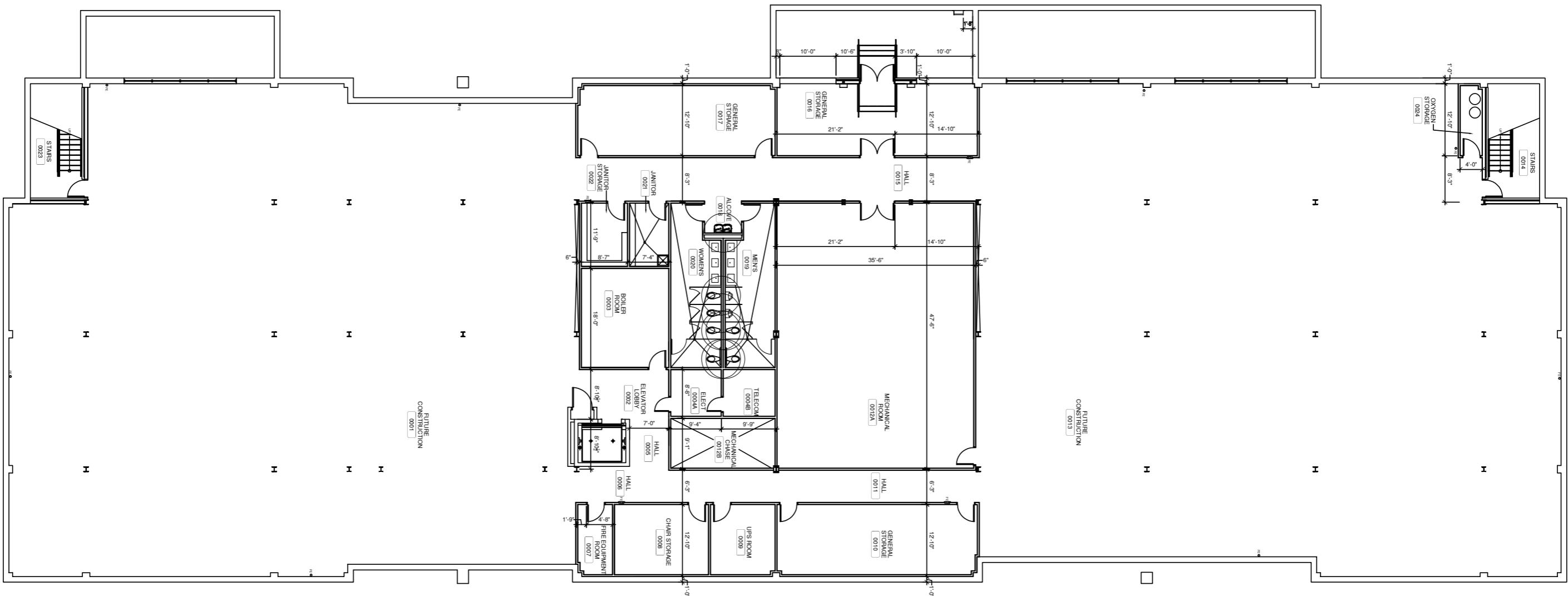


1ST FLOOR FLOORPLAN





2ND FLOOR FLOORPLAN



LOWER LEVEL FLOORPLAN

BROKER CONTACTS



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