

Single-Tenant Industrial Investment Opportunity

High Quality Industrial Facility on 20 Acres

130
GREENHORN
Pueblo, Colorado 81004



SALES PRICE
\$11,135,000

CAP RATE
6.93%

NEWMARK

MIKE WAFER, SIOR

t 303-260-4242

mike.wafer@nmark.com

MICHAEL WAFER, JR., SIOR

t 303-260-4407

mike.waferjr@nmark.com

MIKE VIEHMANN, SIOR

t 303-260-4340

mike.viehmann@nmark.com

INVESTMENT HIGHLIGHTS

High quality 86,218 SF industrial building on a 20-acre site

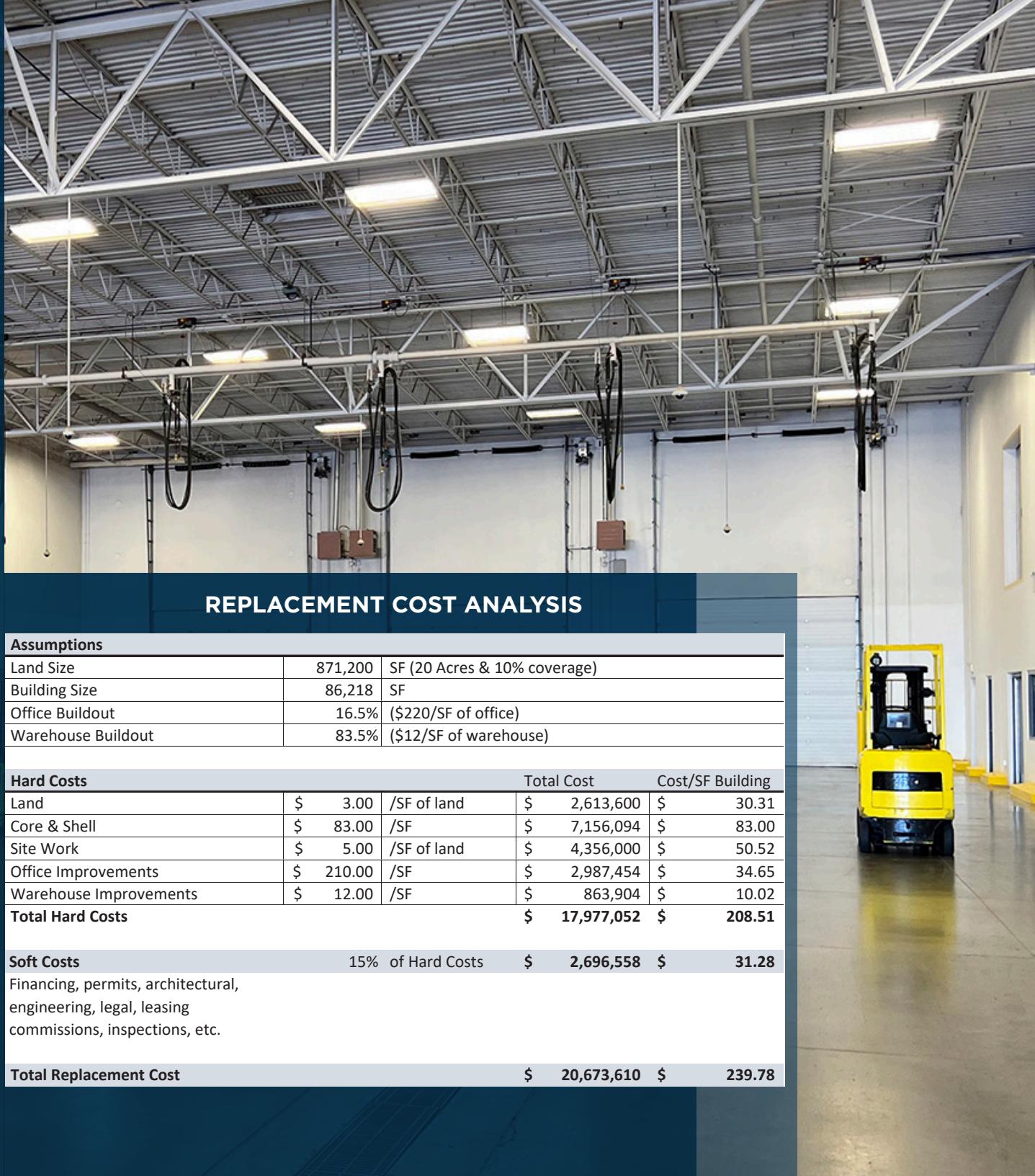
Leased to **Trane U.S. Inc.**, a subsidiary of **Trane Technologies**, a Fortune 500 company
www.trane.com

NOI of \$771,888.24 or \$8.95/sf nnn, with 3.5% annual increases

Lease term through January 31, 2030, with one (1) 5-yr option to renew

Former Anheuser-Busch distribution facility, now occupied by Trane since January 2025

Sale Price is approximately 55% of Replacement Cost!



REPLACEMENT COST ANALYSIS

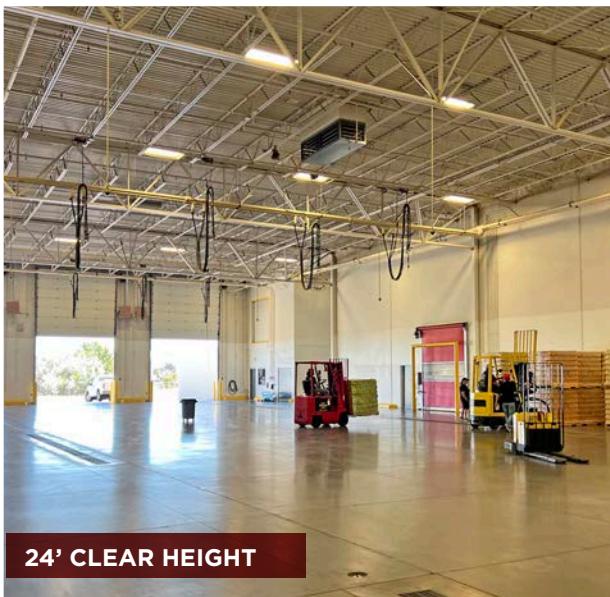
Assumptions

| | | |
|--------------------|---------|------------------------------|
| Land Size | 871,200 | SF (20 Acres & 10% coverage) |
| Building Size | 86,218 | SF |
| Office Buildout | 16.5% | (\$220/SF of office) |
| Warehouse Buildout | 83.5% | (\$12/SF of warehouse) |

| Hard Costs | | Total Cost | Cost/SF Building |
|-------------------------|---------------------|----------------------|------------------|
| Land | \$ 3.00 /SF of land | \$ 2,613,600 | \$ 30.31 |
| Core & Shell | \$ 83.00 /SF | \$ 7,156,094 | \$ 83.00 |
| Site Work | \$ 5.00 /SF of land | \$ 4,356,000 | \$ 50.52 |
| Office Improvements | \$ 210.00 /SF | \$ 2,987,454 | \$ 34.65 |
| Warehouse Improvements | \$ 12.00 /SF | \$ 863,904 | \$ 10.02 |
| Total Hard Costs | | \$ 17,977,052 | \$ 208.51 |

| Soft Costs | 15% of Hard Costs | \$ 2,696,558 | \$ 31.28 |
|---|-------------------|--------------|----------|
| Financing, permits, architectural, engineering, legal, leasing commissions, inspections, etc. | | | |

| | | |
|-------------------------------|----------------------|------------------|
| Total Replacement Cost | \$ 20,673,610 | \$ 239.78 |
|-------------------------------|----------------------|------------------|



PROPERTY HIGHLIGHTS

**BUILDING SIZE
86,218 SF**

**CLEAR HEIGHT
24'**

**SITE
20 Acres**

Large fenced site allowing for outdoor storage with building expansion capabilities

**YEAR BUILT
2003**

New roof in 2018, with warranty through 6/5/2037

MINNEQUA INDUSTRIAL PARK Corporate Setting

Minnequa Industrial Park is a newer industrial development providing a higher-end corporate setting for a variety of manufacturing, distribution and heavy industrial uses.

Site: 20 Acres (provides for future expansion)

Building: 86,218 SF

Office: 14,205 SF

Warehouse: 64,613 SF

Shop Parts, etc. 4,200 SF

Truck Wash: 3,200 SF

Clear Height: 24'

Sprinkler: Wet System

Electrical: 2,500 Amps, 480 Volt

Parking: 121 Spaces

Loading: 6 Dock High Doors with Levelers

Loading Area: 8 Drive-In Doors (14' x 14') Secured w/22 Trailer Spaces

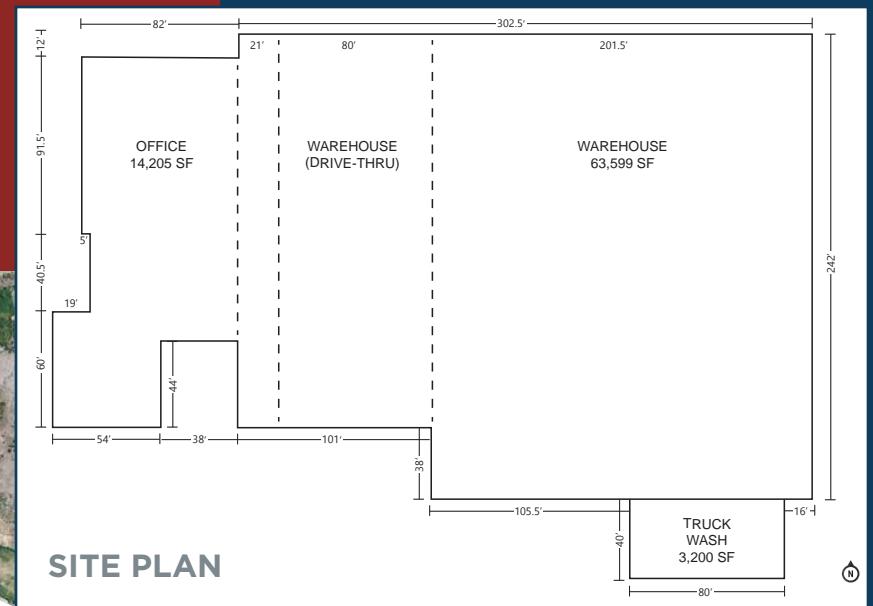
Year Built: 2003 (New Roof 2018)

Zoning: I-3, Heavy Industrial District

2024 RE Taxes: \$189,866.08 (\$2.20/SF)

Sales Price: \$11,135,000

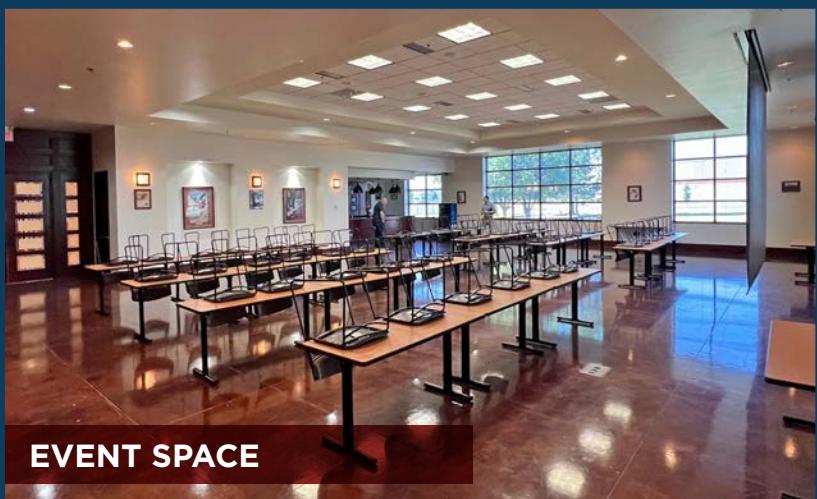
LOCATION AND ACCESS



SITE PLAN

Primary access is provided by **Interstate 25**, a major arterial that crosses the Pueblo MSA in a north/south direction. Access to the subject from I-25 is provided by Pueblo Boulevard, and travel time from I-25 to the subject is less than five minutes. Other north/south thoroughfares include Pueblo Boulevard and the secondary roadway, Greenhorn Drive.

The **Pueblo Memorial Airport** is located about 7 miles northeast of the property; travel time is about 13 minutes, depending on traffic conditions. The Pueblo CBD, the economic and cultural center of the region, is approximately 3 miles from the property.





RECEPTION

TRANE U.S. INC.



Trane is a manufacturer of heating, ventilation, and air conditioning systems, along with building management systems and controls. The company is a subsidiary of Trane Technologies, a company focused on manufacturing HVAC and refrigeration systems. Trane creates comfortable, energy efficient indoor environments for commercial and residential applications.



Trane Technologies is a purpose-driven global climate innovator, boldly challenging what's possible for a sustainable world by innovating through our brands Trane® and Thermo King®, which bring efficient and sustainable climate solutions to buildings, homes and transportation. With innovative technology that transforms the way we heat and cool buildings and protect the cold chain, we can help reduce global carbon emissions.



WHAT PUEBLO HAS TO OFFER

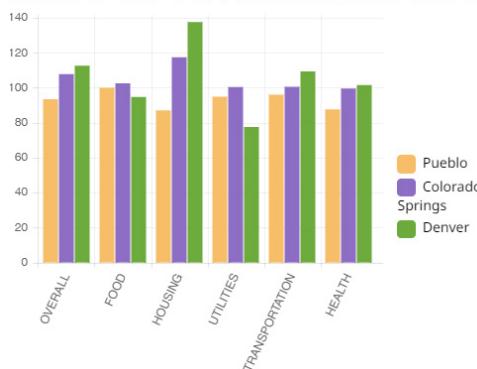
The City of Pueblo is committed to helping area businesses, prospective businesses, and area residents take advantage of the city's many opportunities. Pueblo offers affordable living and a low cost of doing business without having to compromise quality of life. Our workforce is also well-equipped with the education and skills necessary to help your company prosper.

Our innovative incentives, skilled workforce along with customized training programs, rail and highway transport hub, outstanding water capacity and 300 days of sunshine combine to create the perfect business environment.

Enterprise zone investment tax credit: The enterprise zone investment tax credit is 3% of any qualified investment in section 38 property: (1) acquired and placed in service or constructed during the tax year, and (2) used exclusively (100%) in a Colorado enterprise zone for the first year of its ownership by the taxpayer. The enterprise zone investment tax credit with respect to any qualified investment is in lieu of any "old investment tax credit" otherwise allowed with respect to the same expenditure.



COST OF LIVING INDEXES



Year after year, Pueblo ranks the best for affordable living in Colorado. This data is according to the Second Quarter 2021 report by the Council for Community and Economic Research.

HIGHLIGHTS

Business Friendly Incentives

- Low costs of doing business
- Largest cash incentives in the state of Colorado
- Opportunity and Enterprise Zones
- Customized Training Programs
- Abundant and low-cost energy

Ease of Access

- Transportation Hub; Interstate, U.S. Highway & Rail

Ideal Climate

- 300+ days of sunshine
- Ample water supply
- 68.9 degrees average temperature
- Air quality index = 67



QUICK FACTS

TOP 10 Workforce development programs in the United States.

Source: Colorado Office of Economic Development and International Trade (COEDIT)

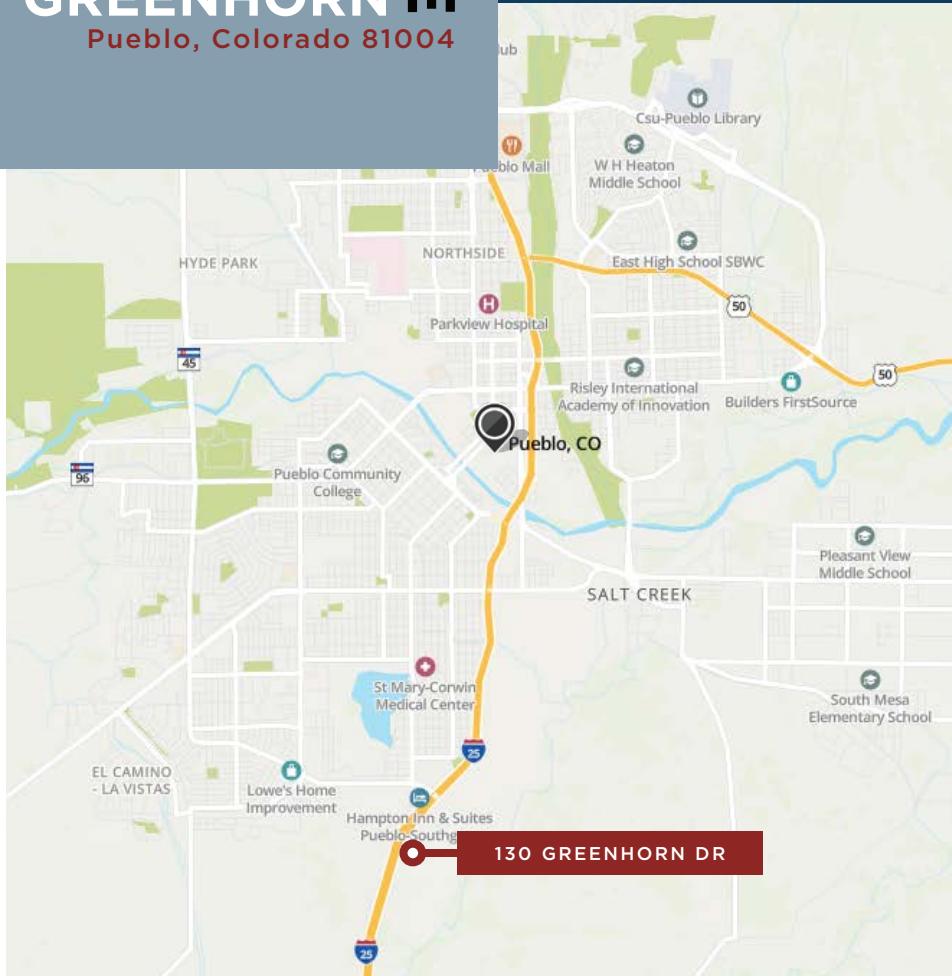
TOP 20 (26.0%) Proportion of industry to overall manufacturing employment by metro area in the United States

Source: Machinery & Equipment Concentration by Metropolitan Area (MSA)

| | |
|---------------------------|-----------|
| Population (2023) | 169,427 |
| Unemployment Rate (12/24) | 5.9 |
| Median Age (2023) | 40.3 |
| Median Earnings (FT 2023) | \$53,796 |
| Median Home Price (9/24) | \$312,400 |

130 GREENHORN

Pueblo, Colorado 81004



MIKE WAFER, SIOR
MICHAEL WAFER, JR.
MIKE VIEHMANN, SIOR

t 303-260-4242
t 303-260-4407
t 303-260-4340
mike.wafer@nmrk.com
mike.waferjr@nmrk.com
mike.viehmann@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK