



CBRE

OWNER/USER INDUSTRIAL PROPERTY SALE WITH INCOME

Purchase Price: \$3,950,000 or \$161/SF

3 Buildings | 24,560 Total Square Feet | Total Land Area 2.12 AC

EXCLUSIVELY MARKETING BY

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PROPERTY PROFILE



The Boxelder Business Park is located in Wellington, Colorado which is a growing submarket of Fort Collins. It provides an alternative for businesses seeking industrial space outside of Fort Collins, which has become expensive and has limited availability for industrial development.

It's location between Fort Collins and Cheyenne, Wyoming, and it's flexible warehouse design make it an appealing option for companies looking to establish a physical presence in the area. The development includes a 52 space parking lot.



PROPERTY PROFILE



Property Type	Industrial
Total SF	24,560 SF - 3 Buildings
Gas	Black Hills - each unit individually metered
Electric	Xcel - each unit individually metered
Water & Sewer	Wellington
Internet	Individual
Parking	52 spaces - Full concrete pad
Power	60 amps/152 volts/single & 3 phase
Ceiling Height	19' Front 16' Back
Construction	Metal
Roof	Composite - New 2022
HVAC	Radiant overhead
Overhead Doors	16 12' x 14'
Floor Plan	Open office, bathroom & overhead doors



INVESTMENT SUMMARY



CBRE, Inc., as exclusive agent for the Seller, is pleased to present the sale of Lots 5 and 6, Boxelder Business Park, known 8925 Pieper Road in Wellington, Colorado. Strategically located next to I-25, which directly connects with both I-80 and I-70, this multi-tenant flex property consists of three office/warehouse buildings.

Built in 2016/2018, each office/warehouse is of metal construction, and has a new (as of 2022) composite roof warrantied for 20 years. The height is 19' in the front and 16' in the back portion of each warehouse. Each unit has a main entrance that opens into an open space which also houses an office and a restroom. There is radiant overhead heating in each warehouse. **Current Tenants reimburse landlord for property taxes.**

Building A has 12,960 SF, building B has 5,600 SF, and building C has 6,000 SF for a total of 24,560 SF. Owners just completed the concrete parking lot (6-8 inches thick with steel rebar).



PROPERTY EXPENSES

TRIPLE NET EXPENSES (Taken from Schedule E - 2024)

Property Taxes	\$	71,448
HOA Boxelder	\$	1,210
Utilities	\$	11,303
Repairs	\$	3,961
Property Insurance	\$	12,518
Total Expense	\$	100,440 or \$4.09/SF NNN



OFFERING PRICE
\$3,950,000 or \$161/SF



OPERATING EXPENSES
\$100,440



NNN/SF
\$4.09

BUILDING A - 12,960 SF



BUILDING A - Rent Roll November 2025

Unit	SF	Monthly Rent	Annual Rent	Rent/SF	Lease Term
A & B	2,880	\$ 2,700	\$ 32,400	\$ 11.25	10/31/2027
C	1,440	\$ 1,200	\$ 14,400	\$ 10.00	12/31/2026
D & E	2,880	\$ 2,900	\$ 34,800	\$ 12.08	01/31/2026
F & G	2,880	\$ 2,700	\$ 32,400	\$ 11.25	06/30/2028
H & I	2,880	\$ 2,800	\$ 33,600	\$ 12.00	01/31/2028

*In addition to the annual rent the tenants pay the property taxes.

BUILDING B - 5,600 SF

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BUILDING B - Rent Roll November 2025

Unit	SF	Monthly Rent	Annual Rent	Rent/SF	Lease Term
B	5,600	\$ 5,600	\$ 67,200	\$ 12.00	Available

BUILDING C - 6,000 SF

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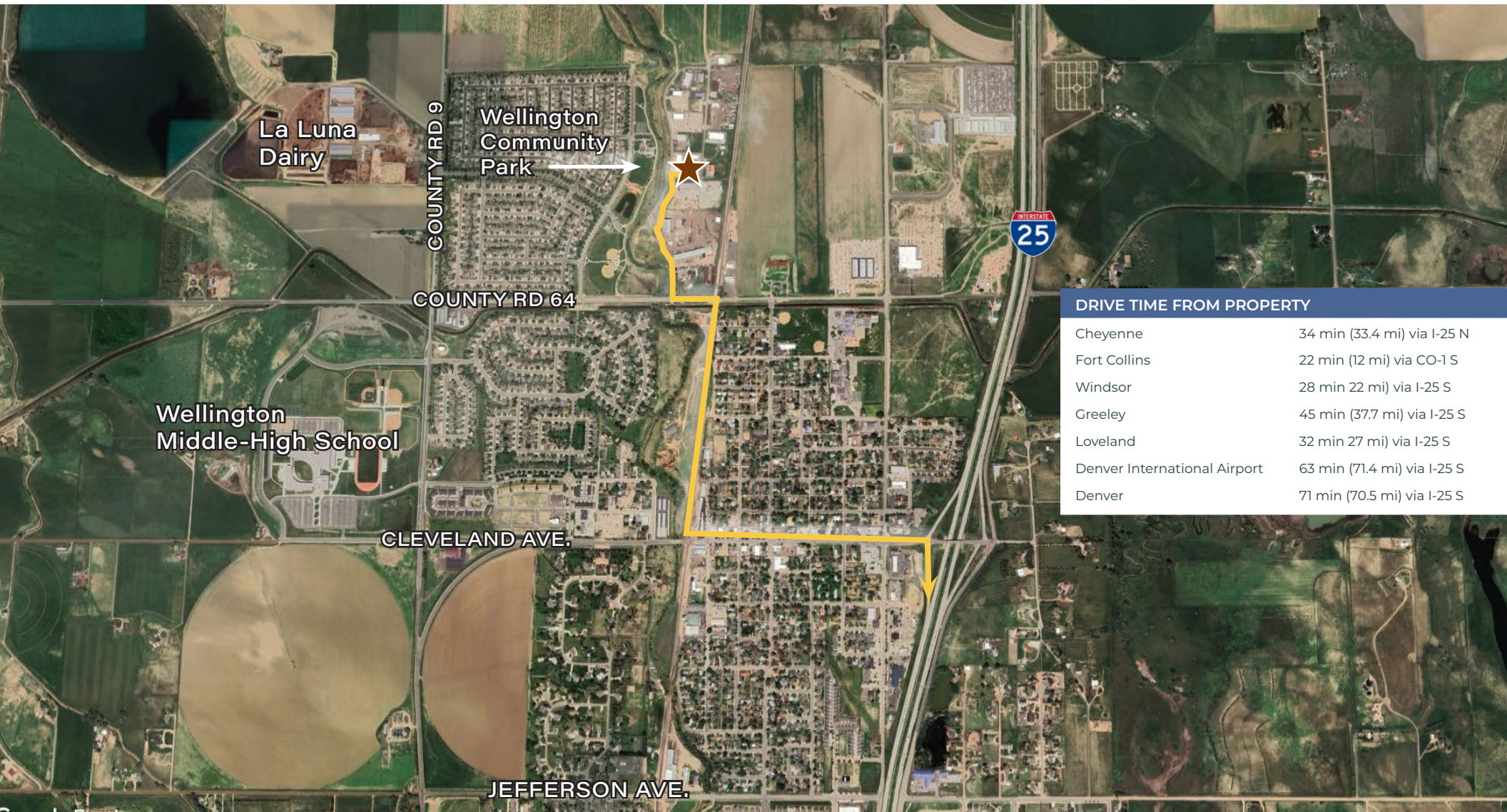


BUILDING C - Rent Roll November 2025

Unit	SF	Monthly Rent	Annual Rent	Rent/SF	Lease Term
C-1	2,500	\$ 2,500	\$ 30,000	\$ 12.00	Available
C-2	3,500	\$ 3,000	\$ 45,500	\$ 10.29	5/31/26

LOCATION OVERVIEW

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DRIVE TIME FROM PROPERTY

Cheyenne	34 min (33.4 mi) via I-25 N
Fort Collins	22 min (12 mi) via CO-1 S
Windsor	28 min (22 mi) via I-25 S
Greeley	45 min (37.7 mi) via I-25 S
Loveland	32 min (27 mi) via I-25 S
Denver International Airport	63 min (71.4 mi) via I-25 S
Denver	71 min (70.5 mi) via I-25 S



WELLINGTON, COLORADO

Wellington, Colorado is a small, statutory town in Larimer County, Colorado that's part of the Fort Collins-Loveland Metropolitan Statistical Area. It's located at the intersection of Interstate 25 and Highway 1, about 10 miles north of Fort Collins, and is the northernmost town in Colorado along I-25.

The city has a small-town feel with a wide range of activities and amenities. From the beauty of its parks and trails to the shopping and dining options available on Main Street, there's something for everyone. Wellington is known for its eclectic mix of restaurants and businesses that bring together an array of cultures from all parts of the world. Numerous outdoor activities are available year-round, including biking, fishing, kayaking, swimming and hiking.

NORTHERN COLORADO

Northern Colorado, known as the Tri-City Region because a great deal of development takes place in the region's three major cities: Fort Collins, Loveland and Greeley, which host a culture of innovation and entrepreneurial spirit among a set of diverse industries. Home to two major universities, Colorado State University and University of Northern Colorado, as well as two excellent community colleges, the region boasts a highly educated workforce. The diverse employment base makes Northern Colorado a prime area for business and industry growth.

Northern Colorado Regional Airport (FNL), on I-25 between the three cities, serves as a transportation hub for a full range of aviation users. The airport is home to many businesses and corporate flight departments that support the region's economy and connect Northern Colorado to the U.S. and other parts of the world.

DEMOGRAPHICS | 10 MILE RADIUS



2024 POPULATION
61,149



2024 EMPLOYEES
35,602



2024 HOUSEHOLD INCOME
\$119,359