



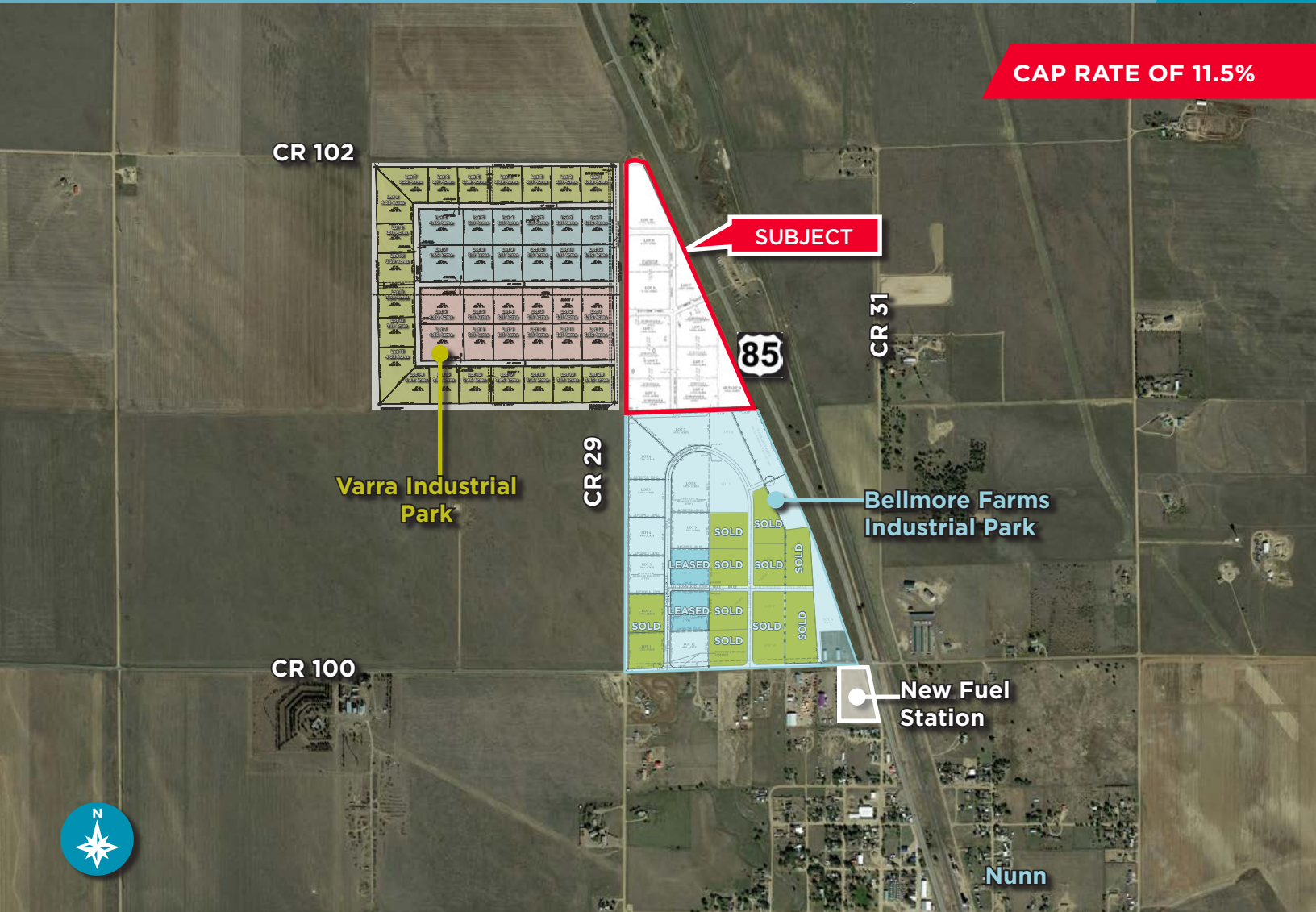
**CUSHMAN &
WAKEFIELD**

FOR SALE

Weld County Road 29.5

Nunn, Colorado 80648

CAP RATE OF 11.5%



**±43 ACRES AVAILABLE FOR SALE
IN THE HEART OF DJ BASIN**

**SALE PRICE:
\$6,000,000**

**CAP RATE:
11.5%**

This investment property is in the heart of DJ Basin with strong oil and gas activity. This investment consists of ±43 acres, fully leased to multiple companies. All 9 lots have been fully graveled, fenced and have automatic gate operators. Depending on the lot, there are also multiple canvas buildings that are used by tenants. These canvas buildings are an inexpensive way to get tenant space in and out of the weather and avoid the high construction costs that currently exist. As part of the purchase, the Seller has agreed to include 3 years of management and maintenance of the property. This property is currently fully leased. *Please see reverse for site plan.*

Property Highlights

- 43.35 Acres available
- Industrial zoning
- Fully fenced
- Fully graveled
- Heart of oil and gas activity

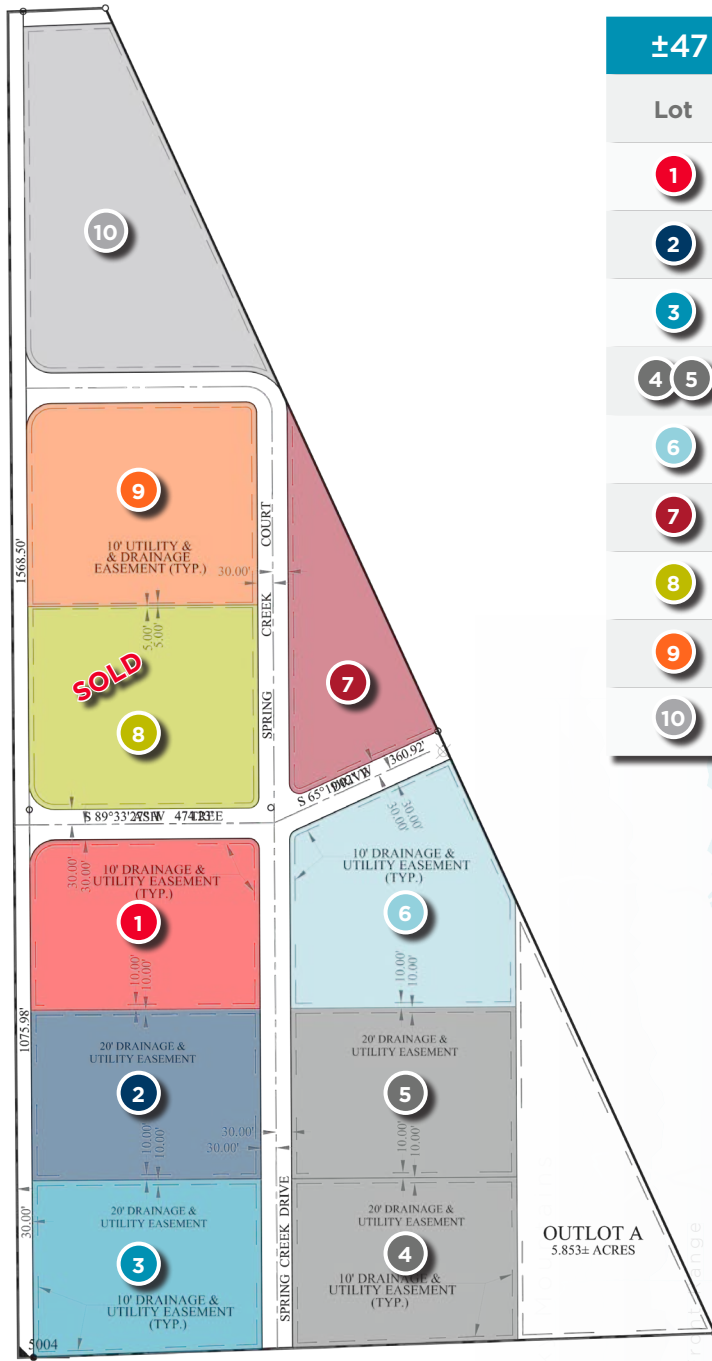


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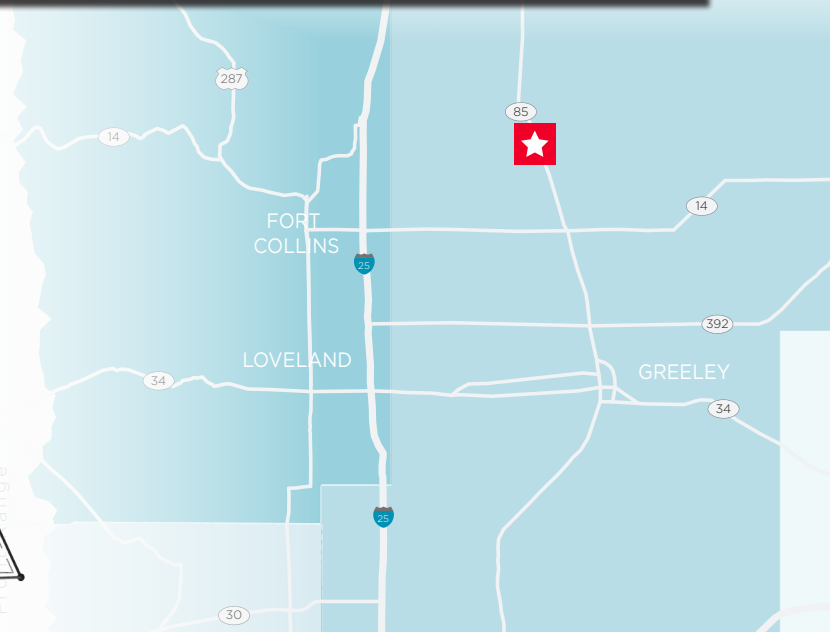
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Nunn, Colorado 80648



±47 Acres | Newly Developed Industrial Land

Lot	Tenant	Acreage
1	Sterling Construction	3.440
2	KPT and KP2	4.443
3	Rocky Mountain Crude Oil	5.734
4 5	Newpark Mats and Integrated Services	10.709
6	SiteSafe, Inc.	4.000
7	Varra RV Storage	2.607
8	SOLD Bayswater Resources, LLC	4.000
9	Blueprint Energy Partners	4.116
10	Coil Tubing Partners, LLC	5.175



For more information, please contact:

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