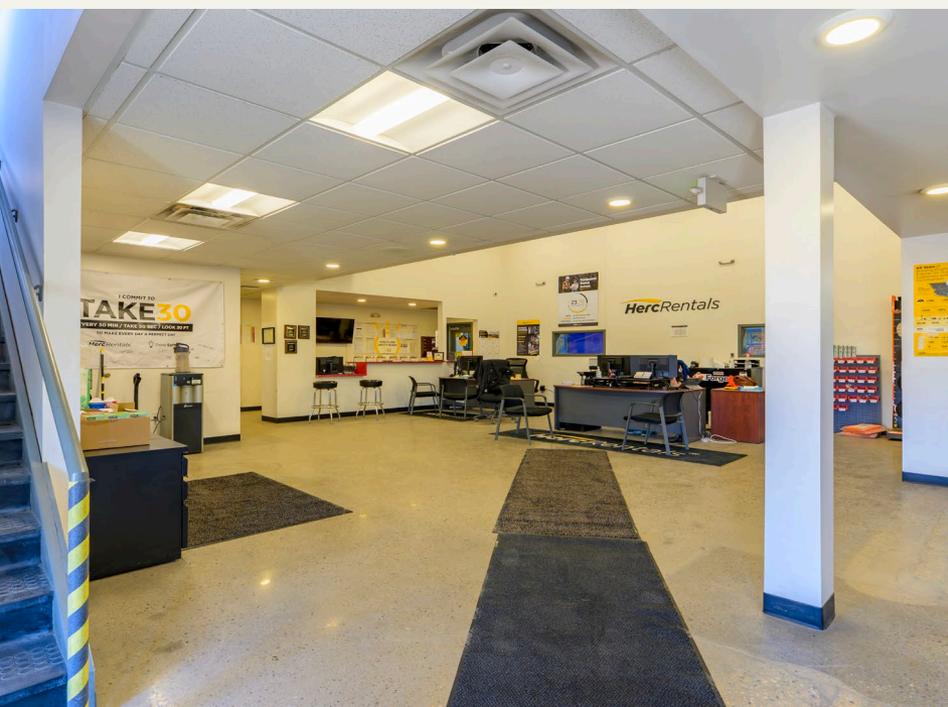
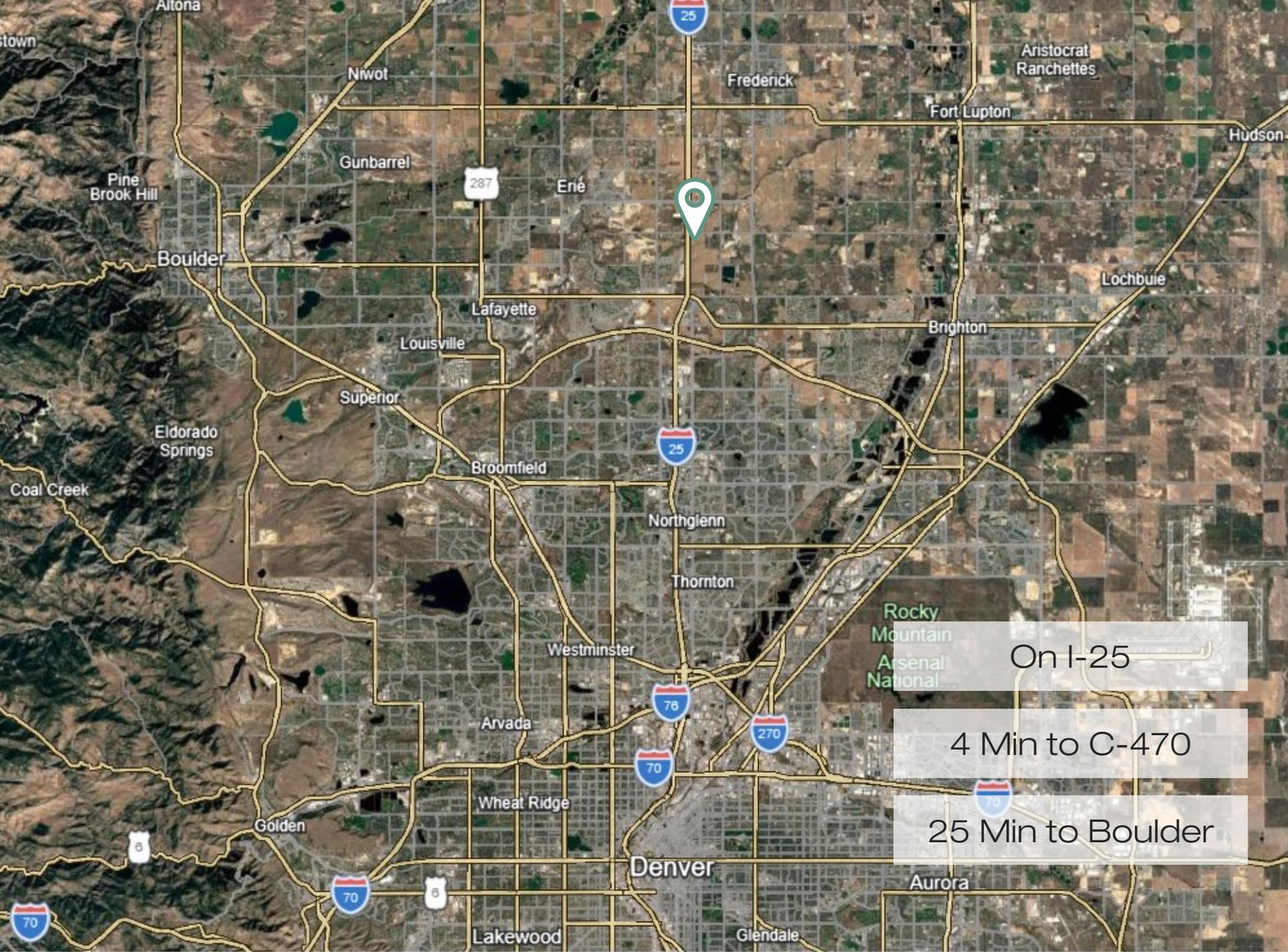


HERC RENTALS ON I-25 FOR SALE

2240 E I-25 Frontage Road, Erie, CO







On I-25

4 Min to C-470

25 Min to Boulder

PROPERTY SUMMARY

With 3.69 of secured yard and positioned directly along Interstate 25, 2240 E I-25 Frontage Road presents a rare opportunity to acquire a premier, high-visibility investment asset in one of Colorado's most dynamic growth markets. Opportunities with I-25 frontage (200k ADT) are exceptionally limited — making this asset both strategically located and highly desirable.

The property is leased to Herc Rentals (NYSE: HRI), a nationally recognized, publicly traded company with strong credit and a proven operating history. Investors benefit from the security of a stable, credit-backed tenant while capitalizing on the upside of industrial outdoor storage (IOS) — one of the fastest-growing and supply-constrained sectors in commercial real estate — all within a rapidly expanding market poised for continued population and economic growth.

Located in Erie, consistently ranked among the fastest-growing towns in the United States, the area continues to experience robust growth. In just one year (2024), Erie grew by 9.1% and is projected to grow another 20% over the next six years (Source: Erie.co.gov).

All of these factors, including the tenant, the industrial outdoor storage asset class, exposure, and location, combine to create an exceptional investment opportunity for industrial investors seeking stable income and long-term upside.





PROPERTY DETAILS

Address	2240 E I-25 Frontage Road, Erie, CO
Property Type	Industrial Outdoor Storage
Purchase Price	\$3,499,000
Building Square Feet	13,520
Lot Size	3.69 AC
Secured Yard	Yes - 8' Fenced & Secured
Year Built	1984/1996
Drive-in Doors	2 - Oversized
Clear Height	18'
Power	3p, 480v, 200aTBV
Zoning	C-3, I-3, PUD

RENT SCHEDULE

Expiring Lease Term	Expiration	Monthly Base Rent
Remaining 2026	12/31/2026	\$14,090.00/mo. NNN
Option 1: Yr 1	12/31/2026	\$16,400.00/mo. NNN
Option 1: Yr 2	12/31/2027	\$16,892.00/mo. NNN
Option 1: Yr 3	12/31/2028	\$17,398.76/mo. NNN
Option 2: Yr 1	12/31/2029	\$17,920.72/mo. NNN
Option 2: Yr 2	12/31/2030	\$18,458.34/mo. NNN
Option 2: Yr 3	12/31/2031	\$19,012.09/mo. NNN

Tenant handles all triple net expenses directly. Tenant must notify Landlord of renewal of option by June 30, 2026.



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