

PREMIER INVESTMENT PROPERTY FOR SALE

1475 S. FORDHAM ST.

LONGMONT, COLORADO
INDUSTRIAL / FLEX PROPERTY



CLICK HERE FOR
AERIAL TOUR

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CONTENTS

Executive
Summary

Property
Photos

Comparables

Demographics

Site/Floor Plans

Location Maps



EXECUTIVE SUMMARY

1475 South Fordham is situated in southwest Longmont, offering convenient access to major highways, including the Diagonal Highway, Boulder (10 miles away), and I-25 (10 miles away). Denver International Airport is just 40 miles from the property. It benefits from nearby bus service and close proximity to the Diagonal Highway, making travel to Boulder and I-25 quick and easy. Located in the southwest Longmont business corridor, the property is near the Village at the Peaks retail district, Front Range Community College, and major employers such as AMD, UCHealth, Longs Peak Hospital, St. Vrain Valley Schools, The J.M. Smucker Co., Seagate Technology, and the Federal Aviation Administration, among others.

This single-story building is fully leased to a prominent company specializing in advanced instrumentation, sensor technologies, and software for industrial processes. The property features two Class 1,000 cleanroom and one Class 10,000, perimeter offices, a spacious break room, and an open manufacturing floor. The tenant recently expanded its footprint by approximately 28,000 square feet to include Class A office space and additional clean room facilities. The lease is structured as an NNN lease, with the tenant covering all maintenance expenses, property taxes, and insurance.

- Clean and environmentally controlled manufacturing facility
- ISO 9001 certified sensors
- Manufacturing in multiple cleanrooms
- Curb cuts / access - two entry points

PROPERTY ADDRESS	1475 S. Fordham Street Longmont, CO 80503	
LISTING PRICE REDUCED!	\$9,500,000 \$10,350,000	
BASE RENT (Annual escalations, Call Broker)	\$687,461 - Year 1	
CAP RATE	7.24% - Year 1	
TAX (Estimate)	\$177,852 (paid by tenant)	
COUNTY	Boulder	
BUILDING SQUARE FOOTAGE	49,470 SF	2005 - 21,320 SF 2023 - 28,150 SF
PRICE PER SQUARE FOOT	\$192.03/PSF	
LAND SIZE	3.72 Acres (162,072 SF)	
Y.O.C.	2005 / Expansion in 2023	
ZONING	N-PE (Nonresidential-primary employment)	
LEASE EXPIRATION	December 2033	
PARKING	84 Spaces	
FIRE PROTECTION	Wet system	
HVAC Expansion Space Original Building	6 units 2-15 Ton, 4-5 Ton 4 - 10 ton units (one replaced in 2024)	
POWER	2000 amps at 480 volts	
LOADING	One dock and one grade level	
LAND TO BUILD	3.32 to 1 per appraisal	
FOUNDATION	Poured concrete slab	
ROOF TYPE	Sealed membrane	
CLEANROOMS	2 - Class 1,000 1 - Class 10,000	

Tenant Buildout \$2M including a new cleanroom

INVESTMENT OPPORTUNITY

This premier commercial investment property ensures stable cash flow and minimal landlord responsibilities. The tenant has been operating from this location since 2016 and has committed to significant expansions, further solidifying its presence. With almost nine years remaining on the lease, this property stands out among comparable investment opportunities.

About ITI Building Partners, LLC

Founded in 2005, ITI Building Partners, LLC has owned this property since its inception.

About the Tenant

Founded in 2002 by a local entrepreneur, it's a private company specializing in the design and manufacture of measurement equipment with a division dedicated to printed circuit board and box build subcontracting. The company quickly grew into a leader in its field, providing high-precision instruments used in semiconductor manufacturing, research laboratories, and industrial applications. It still provides board build services to outside companies but with much of its capacity dedicated to its own highly specialized electronic assemblies and controllers.

About the Company

An internationally recognized company providing cutting-edge solutions in technology, gas detection, and semiconductor manufacturing. The company serves industries such as:

- Semiconductor & Electronics Manufacturing
- Industrial Processing

- Aerospace & Defense
- Environmental Monitoring

Financial & Global Presence

The tenant operates multiple manufacturing plants worldwide, with locations in Switzerland, Germany, the United States, and China. The company reported total global sales exceeding \$500 million annually, reflecting its strong market position and continuous growth. With a diversified revenue stream and increasing demand for its products in semiconductor and industrial applications, they remain a stable and expanding tenant.

This high-value property offers a unique opportunity for commercial real estate investors looking for stable returns, long-term lease security, and a well-established, growing tenant. With the increasing demand for semiconductor and measurement technologies, their commitment to this location ensures strong investment potential for years to come.

Growth & Expansion at the Longmont Facility

Rapidly expanding its business, a critical process in semiconductor fabrication. To accommodate this growth, they have:

- Constructed one cleanroom within the Longmont facility.
- Currently building a second cleanroom to enhance manufacturing capacity.
- Planning a third cleanroom to further scale operations in response to increasing demand.



SOME POTENTIAL USES INCLUDE:

- Light industrial
- Medium industrial
- Warehouse
- Wholesale trade
- Wireless tower

There are many conditional or secondary uses. [Chapter 15.4 Use Regulations from the city of Longmont website.](#)







COMPARABLES



1500 KANSAS AVE
Longmont, CO

Date Sold: 10/2024
Price: \$189 PSF



700/855/880 WEAVER PARK
Longmont, CO

Date Sold: 8/2024
Price: \$159 - \$213 PSF



1736 VISTA VIEW DRIVE
Longmont, CO

Date Sold: 04/2024
Price: \$188 PSF

■ Source: CoStar
Buyer to confirm sales prices

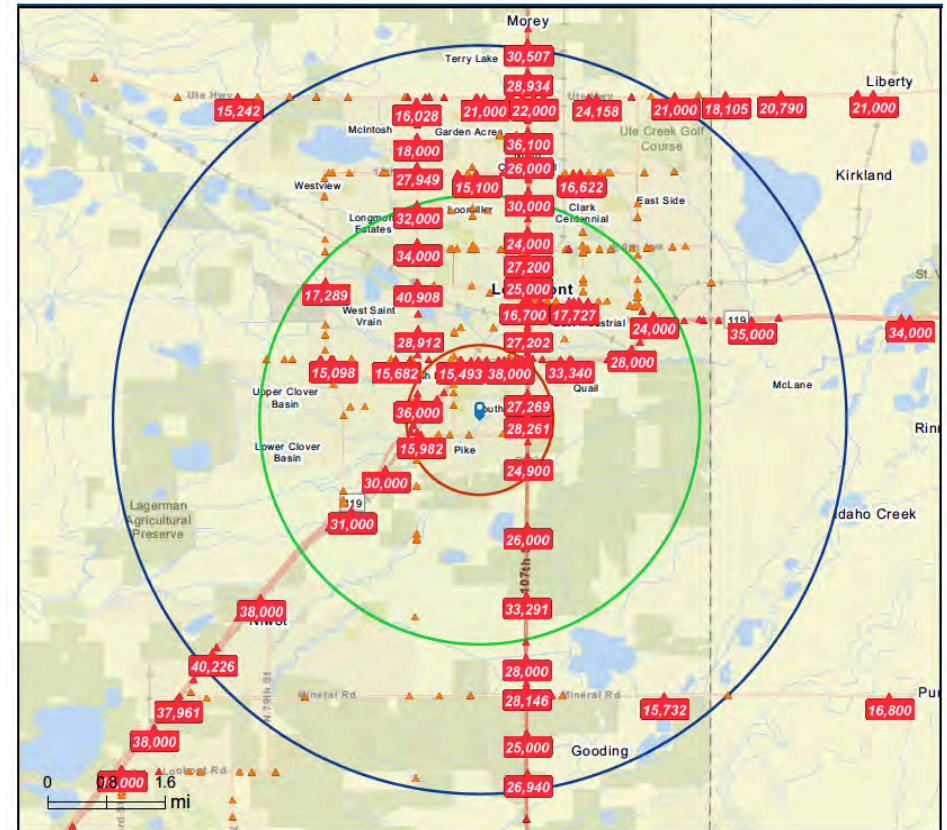
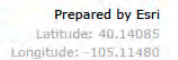


Boulder, Broomfield, Larimer and **Weld** populations exceed 1.1 million.

Year	New Jobs Created (Millions)
2015	1.8
2016	1.9
2017	2.0
2018	2.1
2019	2.2
2020	2.0
2021	2.5
2022	2.6
2023	2.7

Note: Previous-year data reflect July 1 estimates each year and have been revised.

With abundant sunshine and beautiful surroundings, it's no wonder that many in Longmont take time to enjoy themselves outdoors. Whether you prefer hiking, cycling, a quick ski trip to the mountains, or just an afternoon in the park, there's plenty to keep you busy – along with a vibrant downtown and plenty of options.



AREA DEMOGRAPHICS



Executive Summary

Longmont, Colorado, 80501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.14085
Longitude: -105.11480

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	41.0%	42.7%	40.5%
Median Household Income			
2024 Median Household Income	\$104,163	\$95,911	\$98,929
2029 Median Household Income	\$120,603	\$112,434	\$115,565
2024-2029 Annual Rate	2.97%	3.23%	3.16%
Average Household Income			
2024 Average Household Income	\$143,386	\$129,835	\$132,382
2029 Average Household Income	\$171,039	\$156,195	\$158,808
2024-2029 Annual Rate	3.59%	3.77%	3.71%
Per Capita Income			
2024 Per Capita Income	\$53,143	\$52,950	\$53,382
2029 Per Capita Income	\$64,523	\$64,812	\$65,211
2024-2029 Annual Rate	3.96%	4.13%	4.08%
GINI Index			
2024 Gini Index	35.1	37.8	36.5

Households by Income

Current median household income is \$98,929 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$115,565 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$132,382 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$158,808 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$53,382 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$65,211 in five years, compared to \$51,203 for all U.S. households.

Housing

	1 mile	3 miles	5 miles
2024 Housing Affordability Index	63	61	64
2010 Total Housing Units	2,918	18,342	38,705
2010 Owner Occupied Housing Units	2,085	10,701	24,080
2010 Renter Occupied Housing Units	732	6,691	12,637
2010 Vacant Housing Units	101	950	1,988
2020 Total Housing Units	3,470	21,745	45,263
2020 Owner Occupied Housing Units	2,377	11,873	26,993
2020 Renter Occupied Housing Units	963	8,557	16,102
2020 Vacant Housing Units	160	1,314	2,157
2024 Total Housing Units	3,843	23,209	47,503
2024 Owner Occupied Housing Units	2,363	12,125	27,377
2024 Renter Occupied Housing Units	1,209	9,405	17,418
2024 Vacant Housing Units	271	1,679	2,708
2029 Total Housing Units	3,961	24,370	49,533
2029 Owner Occupied Housing Units	2,509	12,923	28,797
2029 Renter Occupied Housing Units	1,227	9,815	17,987
2029 Vacant Housing Units	225	1,631	2,749
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.9	52.4	53.4

Currently, 57.6% of the 47,503 housing units in the area are owner occupied; 36.7% are renter occupied; and 5.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 45,263 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.14%. Median home value in the area is \$639,754, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.21% annually to \$786,401.



Executive Summary

Longmont, Colorado, 80501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.14085
Longitude: -105.11480

	1 mile	3 miles	5 miles
Population			
2010 Population	7,933	44,524	94,819
2020 Population	9,063	50,825	107,565
2024 Population	9,561	53,069	110,421
2029 Population	9,821	55,079	113,272
2010-2020 Annual Rate	1.34%	1.33%	1.27%
2020-2024 Annual Rate	1.27%	1.02%	0.62%
2024-2029 Annual Rate	0.54%	0.75%	0.51%
2020 Male Population	50.7%	50.0%	49.6%
2020 Female Population	49.3%	50.0%	50.4%
2020 Median Age	38.9	38.9	39.9
2024 Male Population	51.5%	50.7%	50.4%
2024 Female Population	48.5%	49.3%	49.6%
2024 Median Age	40.1	39.5	40.5

In the identified area, the current year population is 110,421. In 2020, the Census count in the area was 107,565. The rate of change since 2020 was 0.62% annually. The five-year projection for the population in the area is 113,272 representing a change of 0.51% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2024 White Alone	68.6%	69.7%	71.3%
2024 Black Alone	1.2%	1.1%	1.0%
2024 American Indian/Alaska Native Alone	1.0%	1.2%	1.2%
2024 Asian Alone	4.0%	4.6%	3.9%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	11.8%	10.9%	10.1%
2024 Two or More Races	13.4%	12.4%	12.5%
2024 Hispanic Origin (Any Race)	27.3%	25.1%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2024 Wealth Index	129	114	122
2010 Households	2,817	17,392	36,717
2020 Households	3,340	20,430	43,095
2024 Households	3,572	21,530	44,795
2029 Households	3,736	22,739	46,784
2010-2020 Annual Rate	1.72%	1.62%	1.61%
2020-2024 Annual Rate	1.59%	1.24%	0.91%
2024-2029 Annual Rate	0.90%	1.10%	0.87%
2024 Average Household Size	2.66	2.44	2.44

The household count in this area has changed from 43,095 in 2020 to 44,795 in the current year, a change of 0.91% annually. The five-year projection of households is 46,784, a change of 0.87% annually from the current year total. Average household size is currently 2.44, compared to 2.47 in the year 2020. The number of families in the current year is 27,542 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 21, 2025

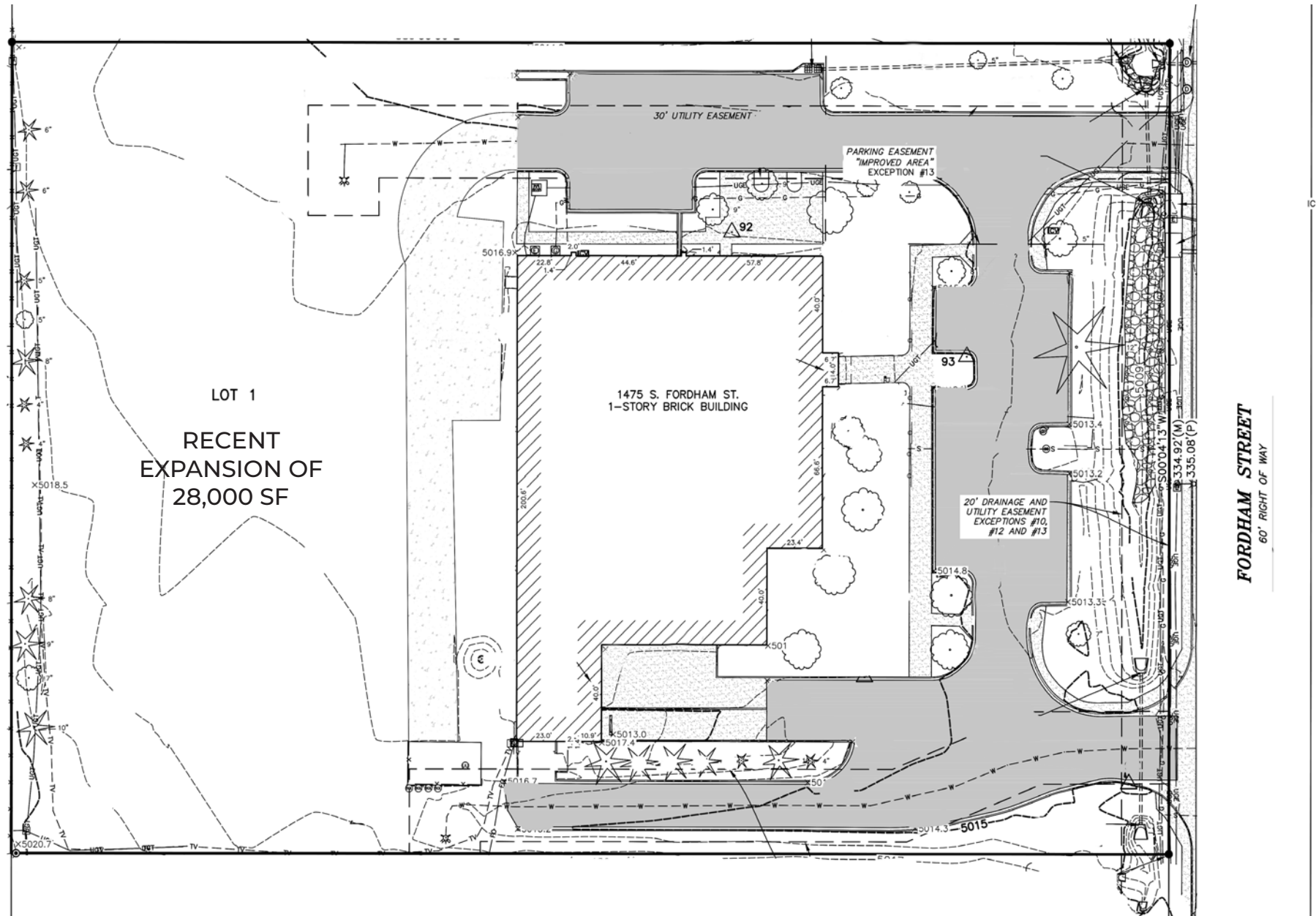
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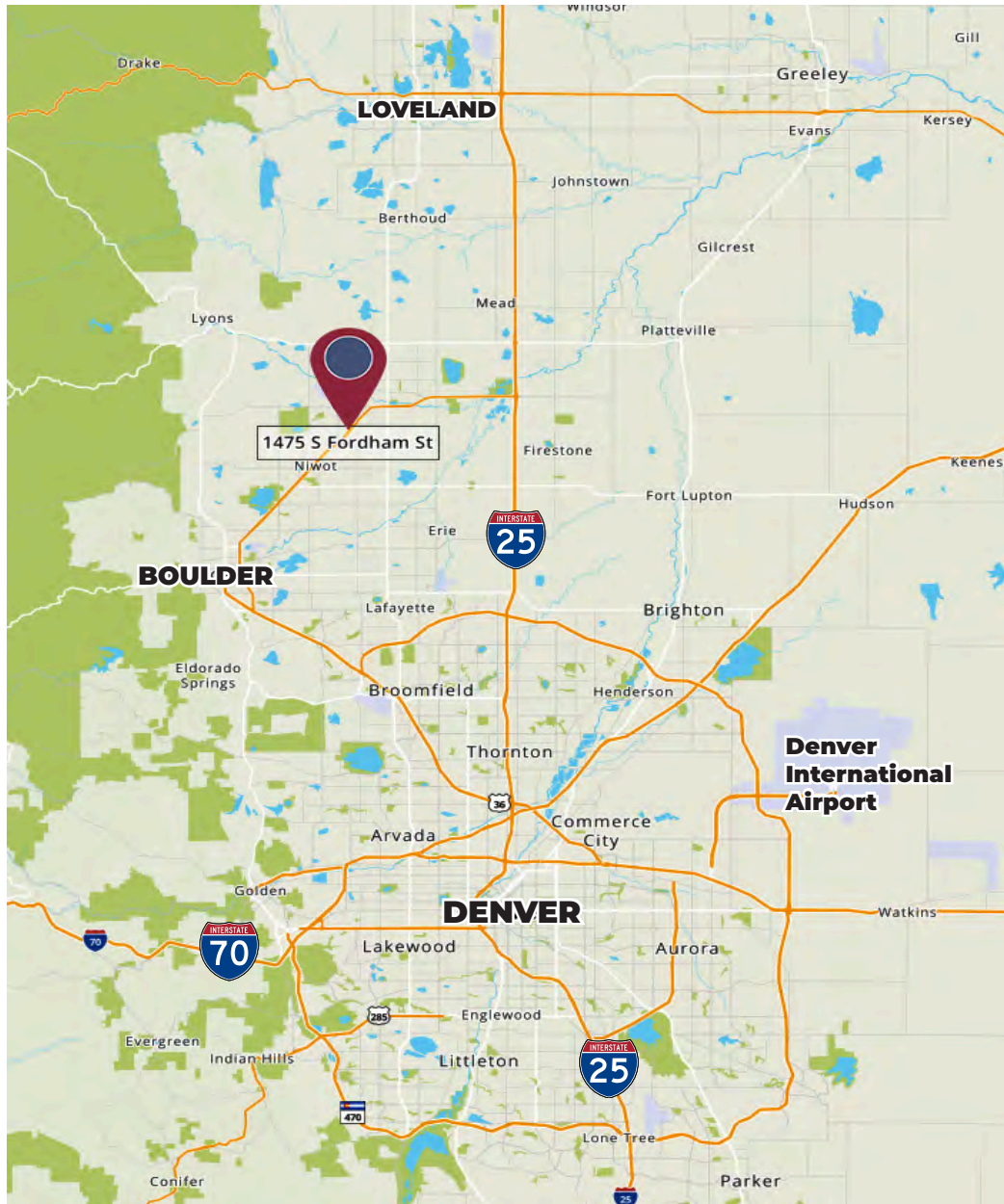


PROPERTY SITE PLAN





REGIONAL MAP / TRAVEL TIMES



TRAVEL TIMES

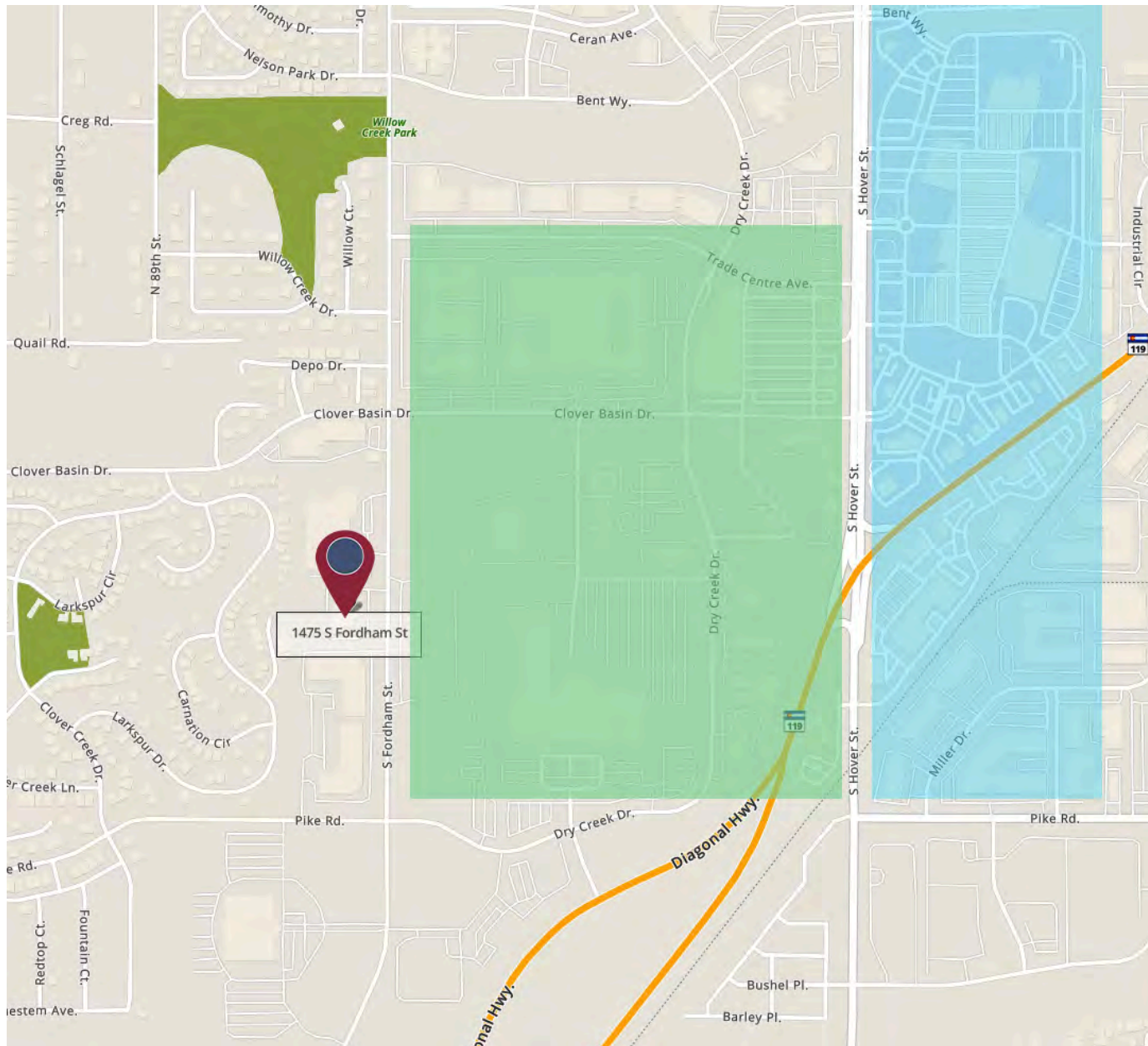
DENVER	45 Minutes
DIA (Airport)	50 Minutes
BOULDER	20 Minutes
DOWNTOWN LONGMONT	5 Minutes

Longmont is a centrally located and a well connected community that ties into the region while maintaining its own identity. In addition to the existing transportation options, both bus rapid transit (BRT) and rail improvements are expected in the near future.

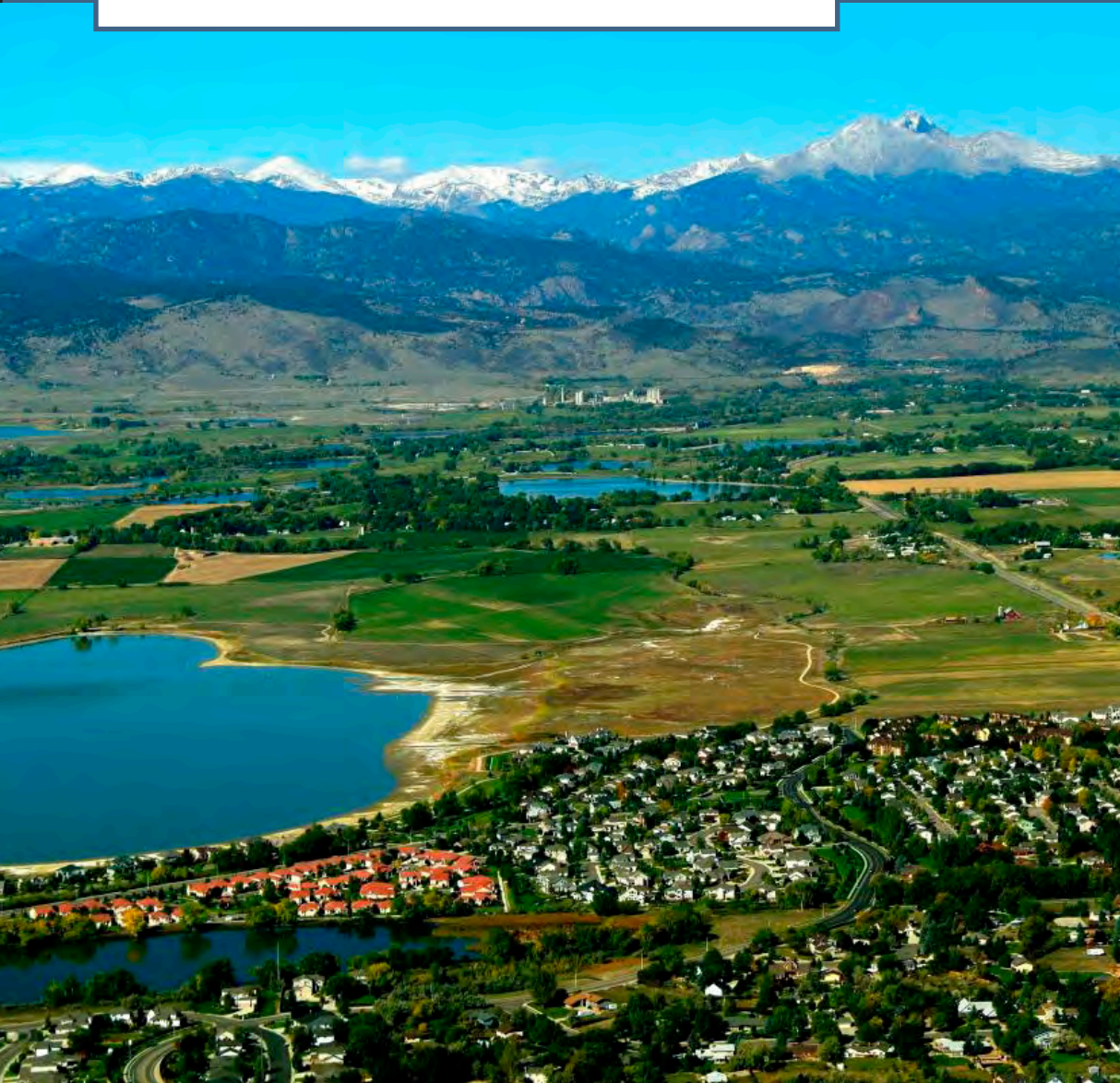
As a full-service city, Longmont provides the core utilities that its homes and businesses depend on, building a foundation for success on the strong performance and unmatched reliability of these essential services. This includes city-owned electric, water and wastewater and even its own nationally recognized fiber-optic internet service, NextLight.



LOCAL MAP



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