

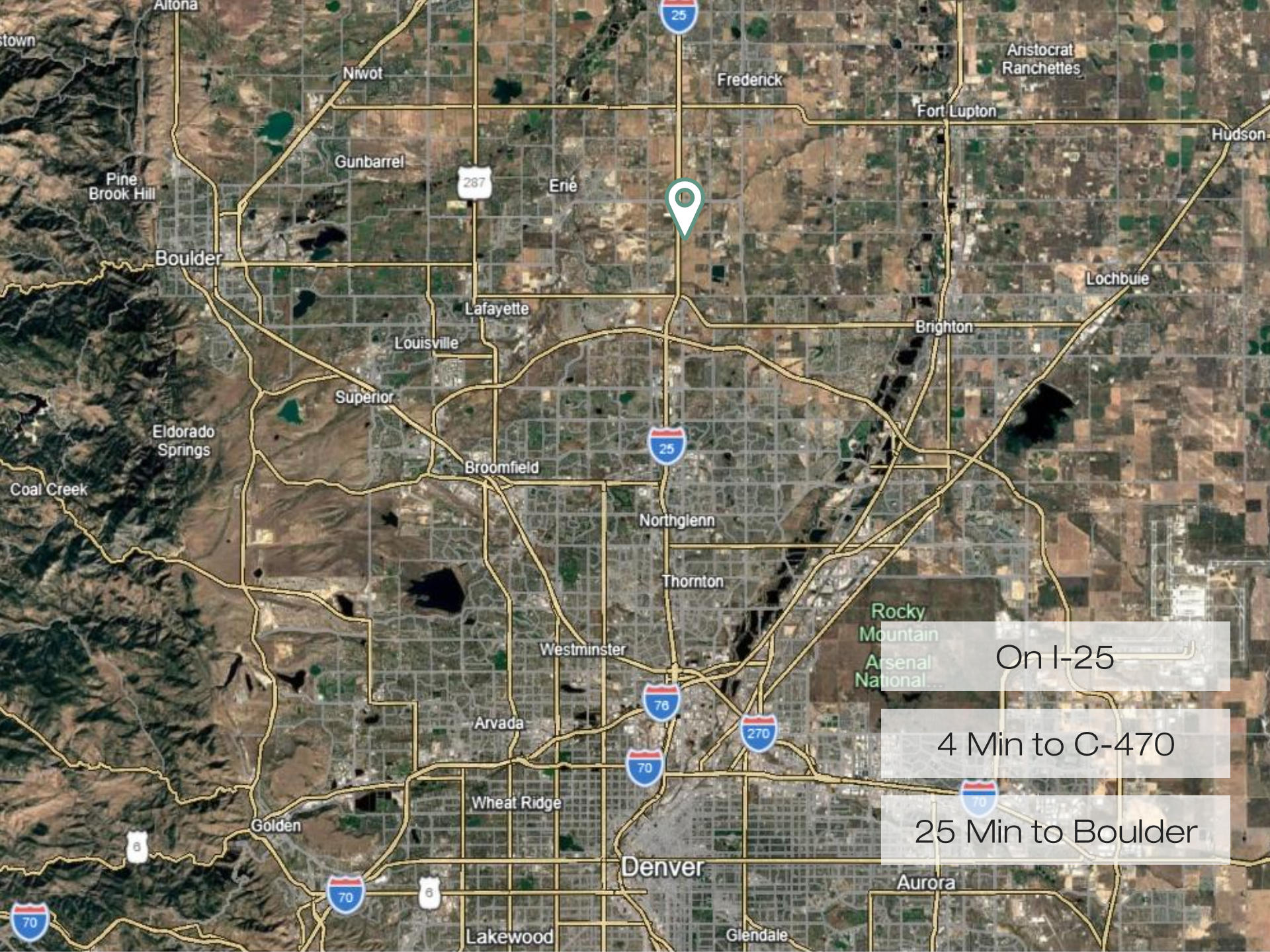
# HERC RENTALS ON I-25 FOR SALE

*2240 E I-25 Frontage Road, Erie, CO*

HERC RENEWED FROM 1/1/2027 TO 12/31/2029







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

---

Lease	Expiration	Monthly Base Rent
Existing Lease Expires 12/31/2029 at these set base rent rates	12/31/2026	\$14,090.00/mo. NNN
	12/31/2027	\$16,400.00/mo. NNN
	12/31/2028	\$16,892.00/mo. NNN
	12/31/2029	\$17,398.76/mo. NNN
One 3-Yr Option Starting 1/1/2030	12/31/2030	\$17,920.72/mo. NNN
These are set 3% escalations in the Lease	12/31/2031	\$18,458.34/mo. NNN
	12/31/2032	\$19,012.09/mo. NNN

Tenant handles all triple net expenses directly. Tenant must notify Landlord of renewal of option by June 30, 2029.



**PAUL PRESBERG**

303.638.4026

Paul@ironstone-cre.com

This document has been prepared by Ironstone Limited Liability Company for advertising and general information only. Ironstone Limited Liability Company makes no representations, guarantees, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Ironstone Limited Liability Company excludes all terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.